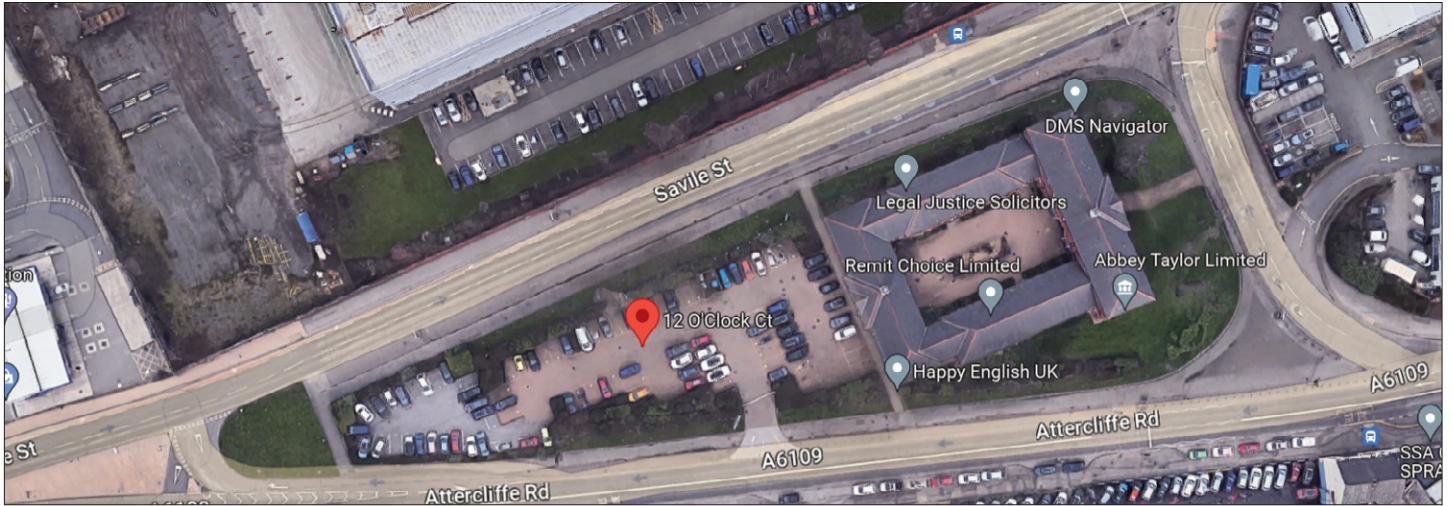
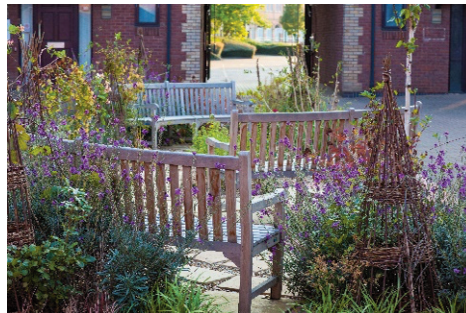


## GROUND RENT INVESTMENT – SHEFFIELD



### 9 Freehold Ground Rents Plus Small Development Site (Subject to Planning)

**12 O'Clock Court, Attercliffe Road, Sheffield S4 7WW**





**Situation:**

The Ground Rents are secured on 12 O’Clock Court Sheffield S4 7WW which is located fronting Attercliffe Road opposite Tesco Metro, about 1 mile east of Sheffield City Centre.

**Description:**

The entire site extends to about 1.78 acres and the 9 Ground Rents are secured on the office village development of 9 terraced buildings constructed of brick under pitched slate covered rooves and erected in the 1990’s, extending to about 27,000 sf together with the use of 91 car spaces. Plus an additional small development site (Subject to Planning ) currently let to Bristol Street Motors as shown on the Promap.

**Tenure:**

Freehold

**Tenancy Schedule:**

As outlined on the Tenancy Schedule.

**Total Income:**

£12,902 pa

**Rent Reviews:**

The Ground Rents are reviewable every 5 years to 1% of the Rack Rental Value of the building concerned.

**Price:**

£250,000. Subject to Contract. Equating to a Gross Initial Yield 5.16%.

**Inspection:**

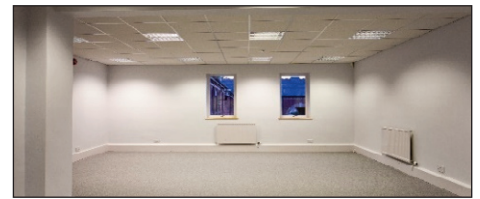
Lucy Warriner  
Lucy.warriner@fifieldglyn.com  
Mobile: 07903 092 763

**Surveyor:**

John G. Fifield FRICS  
John.fifield@fifieldglyn.com  
Mobile: 07970 723 522

**SUBJECT TO CONTRACT**

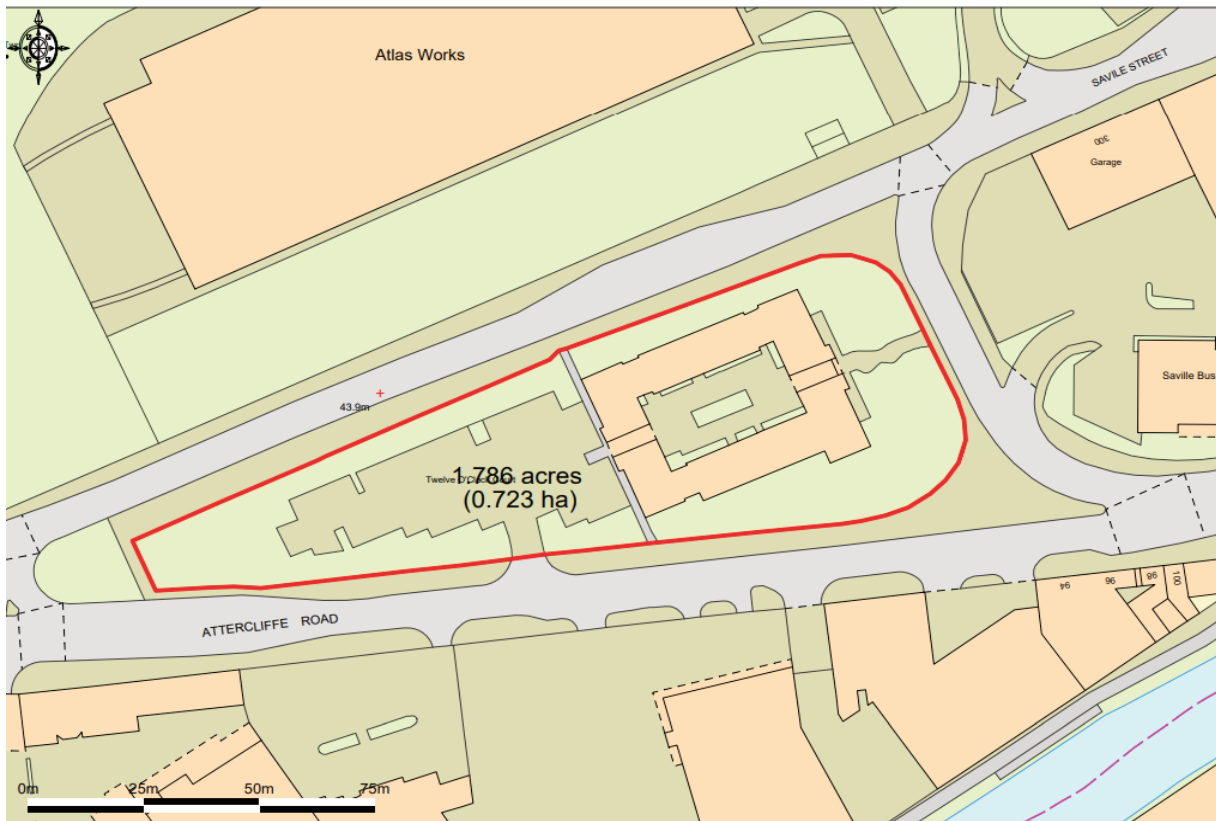
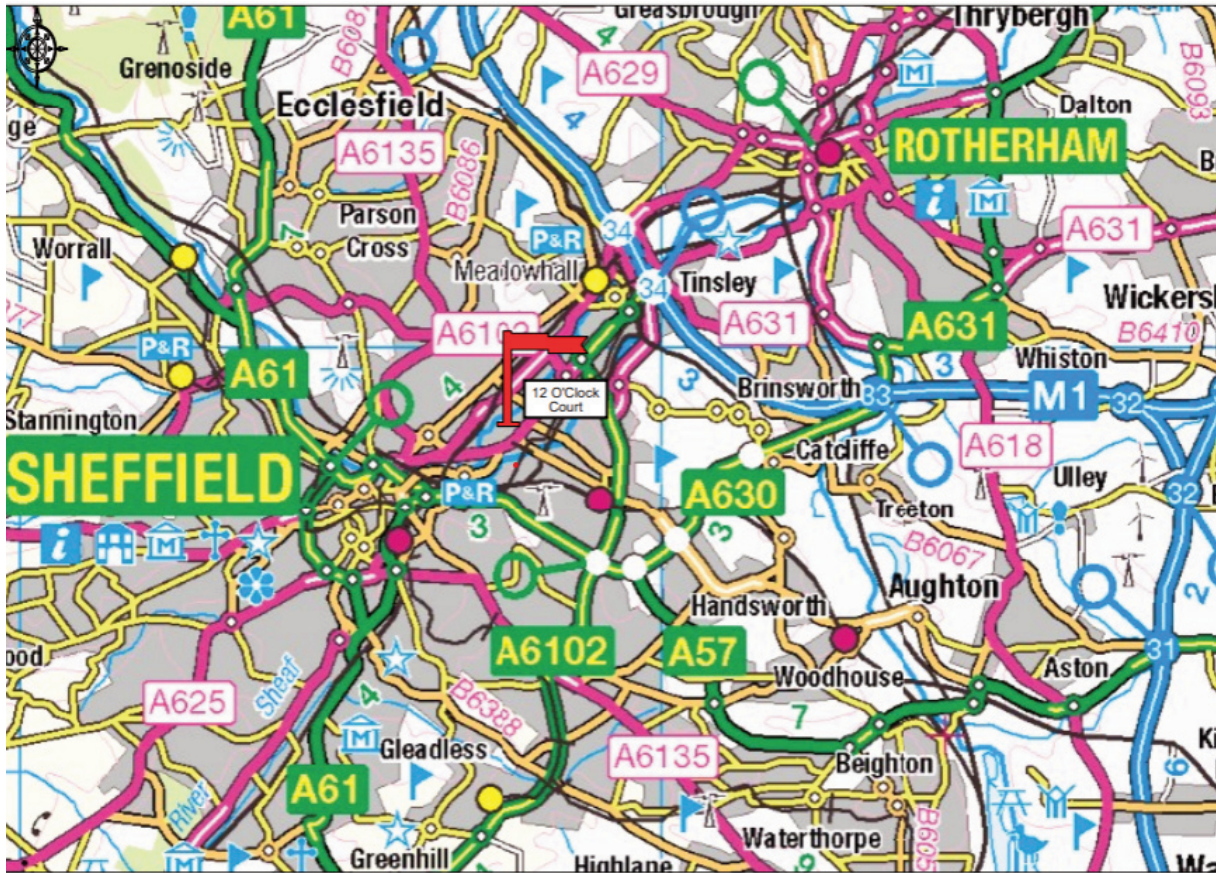
JGF/JRB/FEB2024



Tenancy Schedule - 12 O’Clock Court, Sheffield

Unit	Lease Begins	Lease Term	Review Pattern Next Review	Next Break Type	Expiry	Current Rent p.a. Nett	Use of Car Spaces	Floor Areas		%
								Sq.ft	Sq.m	
No.1: GQA Qualifications Ltd.	29/09/1996	999 years, 8 months, 26 days	Every 5 years 28/09/2025	N/A	23/06/2996	£ 266		2,963	275.26	10.50%
No.2: Legal Justice Solicitors Ltd.	29/09/1996	999 years	Every 5 years 28/09/2026	N/A	28/09/2995	£ 175		1,443	134.05	6.50%
No. 3: Xafinity Pensions Ltd.	24/06/1997	999 years	Every 5 years 28/09/2025	N/A	23/06/2996	£ 208		2,315	215.06	8.00%
No.4: Lee Anthony Shepherd & Julie Shepherd	29/09/1996	999 years	Every 5 years 28/09/2026	N/A	28/09/2995	£ 175		1,816	168.71	6.50%
No. 5: Dealer Management Services Ltd.	29/09/1996	999 years	Every 5 years 28/09/2025	N/A	28/09/2995	£ 461		5,144	477.89	19.00%
No 6: Abbey Taylor Properties Limited	16/11/2017	999 years	Every 5 years 29/09/2026	N/A	15/11/3016	£ 500		4,460	414.33	18.00%
Nos. 7 : RMZ holdings Ltd.	29/09/1992	999 years	time to time - 1% of annual rent of occupiers	N/A	28/09/2991	£ 233		2,366	219.79	9.50%
No. 8: Hinton and Higgs Limited	29/09/1996	999 years	time to time - 1% of annual rent of occupiers	N/A	24/03/2995	£ 233		2,351	218.40	10.00%
No.9 : Kirtley Qureshi & Co	29/09/1996	999 years	Every 5 years 28/09/2026	N/A	28/09/2995	£ 300		3,482	323.48	12.00%
23 Parking Spaces Bristol Street Motors: Vacant	Bristol Motors	6 months	N/A	N/A	31/12/2021	£ 10,350				0.00%
<b>Totals:</b>						<b>£ 12,902</b>		<b>26,340</b>	<b>2,446.97</b>	<b>100%</b>





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