



Park Hill Investment Opportunity

1,675 Sq Ft (155.61 Sq M)

- Single let retail investment
- Annual income of £21,060 per annum
- Ideal for the Private Investor / SIPP
- Europe's largest listed building

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Location

Perched high up overlooking Sheffield, Park Hill is visible from across City Centre. Accessible by every means of public transport, by foot and by pedal power, oh, and of course by car!

Situated immediately behind Sheffield Main Line Train Station and immediately off Park Square roundabout, accessibility could not be rivalled.

Description

Park Hill is a Brutalist, concrete icon, and the largest listed building in Europe.

Standing proudly at the top of hill overlooking Sheffield city centre Park Hill was a utopian vision, created in 1961 to create a new community for families. Its distinctive 'streets in the sky' - spaces outside each home that were wide enough for a milk float to do doorstep deliveries - were places in which families congregated and life thrived.

Fast forward to 2024, and Park Hill is that place once more, re-imagined, re-invigorated and regenerated.

The Sunday Times recently cited Park Hill as somewhere helping to make Sheffield the 'Capital of Cool'.

Accommodation

DESCRIPTION	SQ FT	SQ M
Unit 2	1,675	155.61
TOTAL	1,675 SQ FT	155.61 SQ M

Terms

The property is currently let as a whole on a single occupation Tenancy to BLOC Enterprise Limited t/a Bloc Hair Studio, on a lease expiring 05/04/2033 incorporating a Tenant only break option on 05/04/2028, paying an annual rent of £21,060 pa

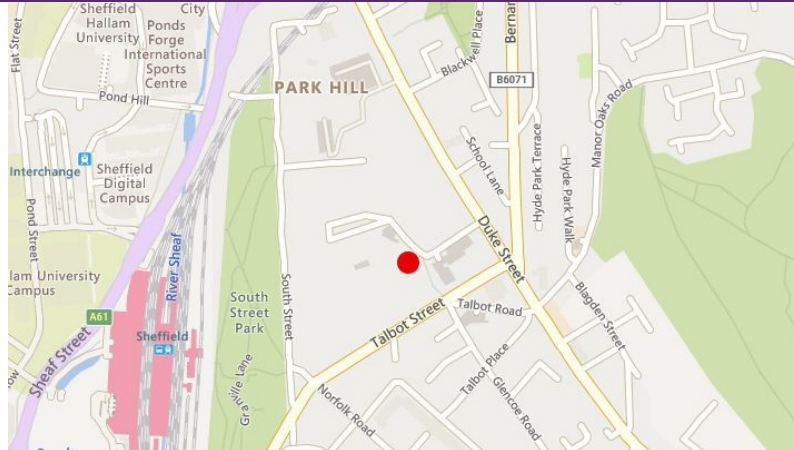
The property investment is available at a quoting purchase £200,000 reflecting a NIY of 10.29%.

VAT

All figures are quoted exclusive of VAT at the prevailing rate.

EPC Rating

EPC Available upon request



Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Legal Costs

Each party to bare their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP

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June 2024



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