



Our Ref: MJH/LSH

6 July 2018

Riverdale Pension Fund  
c/o David Thompson  
Riverdale House  
89 Graham Road  
SHEFFIELD  
S10 3GP

Dear Sirs

Re: ~~Riverdale House, 89 Graham Road, Sheffield, S10 3GP~~

Further to instructions from David Thompson on behalf of Riverdale Pension Fund, we have been requested to provide further comment supplemental to our Valuation Report dated 14 May 2018.

We understand that it is proposed to transfer the whole of the asset in the sum of £1,000,000.

Riverdale House has an approximate total net internal area of 813.8 sq m (8,760 sq ft) which includes basement storage, ground, first and second floor office space and storage as well as the Coach House.

Overall, the property is part let, including a lease between Riverdale Pension Fund and Tag Wealth Management, of approximately 60% of the ground and first floor accommodation. There are various other lettings in other parts of the property.

Based upon recent transactional evidence of period office buildings in the west side of Sheffield, we consider that the sum of £1,000,000 (one million pounds) is the current Market Value of the freehold interest in the subject property.

This letter should be read in conjunction with our report dated 14 May 2018 and is subject to the same terms and conditions and assumptions.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'M J Hull'.

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