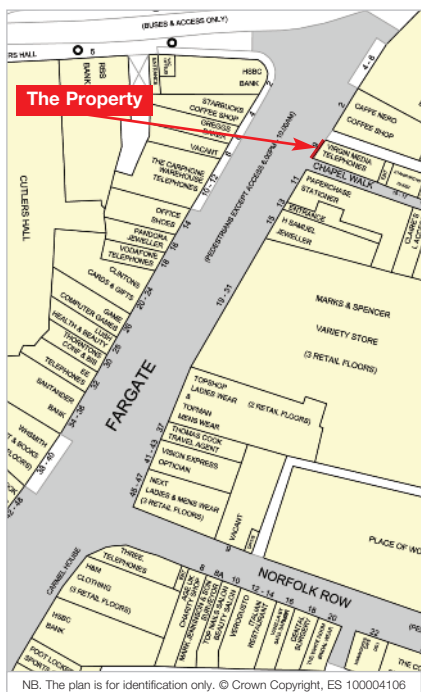


Sheffield **9 Fargate** **South Yorkshire** **S1 2HD**

- **Freehold Shop and Beauty Salon Investment**
- Tenants include Virgin Media Ltd who are responsible for over 90% of the total rent
- Rebased rent
- Prominent corner position on pedestrianised street in the heart of the city centre
- Total Current Rents Reserved
£110,200 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

The city of Sheffield has a population of some 560,000 and is located approximately 35 miles north of Derby and 33 miles south of Leeds. The city benefits from good road communications via the A630 and A57 main roads, which in turn lead to junctions 31 and 33 of the M1 Motorway some 5 miles to the east.

The property is well located in a prominent corner position on the east side of the pedestrianised Fargate at its junction with Chapel Walk in the heart of Sheffield city centre.

Occupiers close by include Caffè Nero (adjacent), Greggs and Starbucks (both opposite), HSBC, Boots Chemist and Opticians, Carphone Warehouse, Vodafone, Marks & Spencer, Lloyds, Santander, EE and O2, amongst many other multinationals.

Description

The property is arranged on basement, ground and three upper floors to provide a shop over ground and basement floors with a beauty salon arranged over the upper three floors which is separately accessed from Chapel Walk.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Floor	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Basement and Ground	Virgin Media Ltd (1)	Basement	62.7 sq m	(675 sq ft)	5 years from 05.11.2014 (2) FR & I	£101,000 p.a. (3)	Reversion 2019
		Ground Floor	82.97 sq m	(893 sq ft)			
First, Second and Third Floors	Sunkiss Ltd	First Floor	77.44 sq m	(834 sq ft)	10 years from 05.11.2014 Rent review in the 5th year (4) FR & I	£9,200 p.a.	Reversion 2024
		Second Floor	77.23 sq m	(832 sq ft)			
		Third Floor	65.34 sq m	(703 sq ft)			

(1) For the year ended 31st December 2015, Virgin Media Ltd reported a turnover of £504.9m, a pre-tax profit of £627.8m, shareholders' funds of £5.18bn and a net worth of £5bn. (Source: Experian 08.09.2016.)

(2) The lease contains a tenant's option to break on 3rd March 2017, the notice period for which has now passed.

(3) The rent reduced on the lease renewal from £140,000 per annum.

(4) The lease contains a break clause in the 5th year.

Total £110,200 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor J Nuttall Esq, Paul Gubbay Solicitors. Tel: 0207 262 7821 Email: john@pglegal.com

