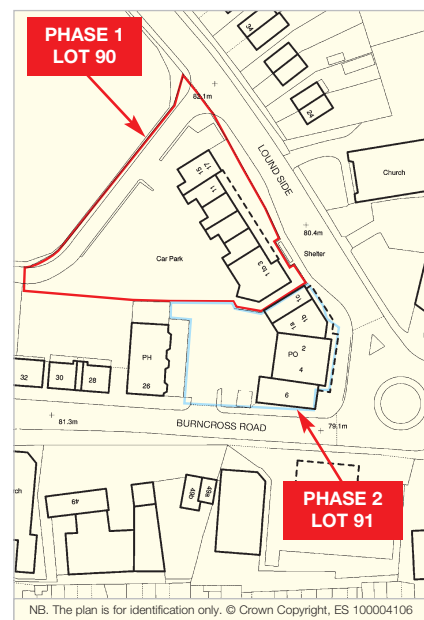


Sheffield Phase 1 and Phase 2 Lound Court Burncross Road Chapeltown South Yorkshire S35 2UX

- **Freehold Shopping Parade and Office Investment**
- To be offered as two lots (Phase 1 and Phase 2)
- Comprising a total of eleven retail units and self-contained offices above
- Tenants include Pizza Hut, Blockbuster, Reeds Rains, Nisa, KFC and Hayes Travel
- Prominent parade in highly visible location
- Asset management opportunity
- Rent Review from 2009 (outstanding)
- Total Current Rents Reserved

**£171,220 pa
Together with Vacant
Offices Totalling
507.3 sq m (5,460 sq ft)**

**On the Instructions of the
Administrators Steven Muncaster
and David Whitehouse of
Duff & Phelps**



Tenure
Freehold.

Location
Chapeltown is a busy suburban centre approximately 6.5 miles north of Sheffield city centre. Chapeltown benefits from good communications being one mile north of the M1 motorway and are well served by bus and rail networks. The properties are situated in the centre of Chapeltown at the busy roundabout connecting Lound Side and Burncross Road and are close to Chapeltown Rail Station. Occupiers close by include an ASDA supermarket, Tesco Express and Esso petrol filling station, Yorkshire Bank and a variety of other local traders.

Description
The properties are arranged on ground and one upper floor to provide a shopping parade comprising 11 retail units together with 6 suites of self-contained offices above. The properties benefit from generous car parking to the rear.

VAT
VAT is not applicable to this lot.

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

Lot	Phase	No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
90	Phase 1	Unit 1	Pizza Hut (UK) Ltd	Gross Frontage 7.35 m Shop Depth 13.95 m Built Depth 14.95 m	(24' 2") (45' 9") (49' 0")	21 years less a day from 01.01.1990 (1) Rent review every 3rd year FR & I	£15,800 p.a. (1) Holding over (1)
	Phase 1	Unit 3	J W Crashaw Ltd	Gross Frontage 5.90 m Shop Depth 8.15 m Built Depth 11.45 m	(16' 5") (26' 9") (37' 7")	6 years from 01.02.2010 (2) Rent review in the 3rd year of the term FR & I	£13,500 p.a. Rent Review 2013
	Phase 1	Unit 5	Blockbuster Entertainment Ltd	Ground Floor 6.10 m Shop Depth 8.00 m Built Depth 11.45 m	(20' 0") (26' 3") (37' 7")	21 years from 31.03.1989 (3) Rent review every 3rd year FR & I	£13,230 p.a. Holding over (3)
	Phase 1	Unit 7	R & M Swain Ltd	Gross Frontage 6.05 m Shop Depth 8.15 m Built Depth 11.45 m	(19' 8") (26' 9") (37' 7")	20 years from 08.09.1995 Rent review every 5th year FR & I	£10,750 p.a. Reversion 2015
	Phase 1	Unit 9	John Mathew Rogers	Gross Frontage 6.15 m Shop Depth 9.70 m Built Depth 11.45 m	(20' 2") (31' 10") (37' 7")	5 years from 31.03.2010 (4) FR & I	£12,000 p.a. Reversion 2015
	Phase 1	Unit 11	Snarey Price Shelley Ltd	Gross Frontage 6.00 m Shop Depth 8.15 m Built Depth 11.45 m	(19' 8") (26' 9") (37' 7")	6 years from 31.03.2010 (5) Rent review in the 3rd year of the term FR & I	£14,000 p.a. Rent Review 2013
	Phase 1	Unit 15	Hays Travel Ltd	Gross Frontage 7.35 m Shop Depth 10.00 m Built Depth 13.35 m	(24' 2") (32' 9") (43' 9")	6 years from 31.03.2010 (6) Rent review in the 3rd year of the term FR & I	£16,440 p.a. Rent Review 2013
	Phase 1	Unit 1A	Vacant Office	First Floor 95.1 sq m	(1,024 sq ft)	—	—
	Phase 1	Unit 1B	Vacant Office	First Floor (9) 191.0 sq m	(2,056 sq ft)	—	—
	Phase 1	Unit 1C	Vacant Office	First Floor (9) 43.8 sq m	(471 sq ft)	—	—
						Sub-Total £95,720 p.a.	
91	Phase 2	Unit 1	Fieldrose Ltd	Gross Frontage 5.90 m Shop Depth 13.40 m Built Depth 17.15 m First Floor 70.1 sq m	(19' 4") (43' 11") (56' 3") (755 sq ft)	20 years from 18.08.1994 Rent review every 5th year FR & I	£14,250 p.a. Rent Review 2009 (outstanding)
	Phase 2	Unit 2	Devamanohain Suthakaran assigned from A F Blakemore & Son Ltd	Gross Frontage 13.70 m Shop Depth 13.85 m Built Depth 15.85 m	(44' 11") (45' 5") (52' 0")	20 years from 25.01.1995 Rent review every 5th year FR & I	£33,000 p.a. Reversion 2015
	Phase 2	Unit 3	Reeds Rains Ltd	Gross Frontage (Includes Entrance to First Floor Office) 13.0 m Shop Depth 6.15 m Built Depth 8.35 m	(42' 8") (20' 2") (27' 5")	5 years from 03.02.2010 (7) Rent review every year FR & I	£15,000 p.a. Reversion 2015
	Phase 2	Unit 4	Alfredo Barbetta	Gross Frontage 4.45 m Shop Depth 6.20 m Built Depth 8.35 m	(14' 7") (20' 4") (27' 5")	9 years from 28.11.2003 Rent review every 3rd year FR & I	£8,650 p.a. Reversion 2012
	Phase 2	Office 1 & 2	Vacant	First Floor 177.4 sq m	(1,909 sq ft)	—	—
	Phase 2	Office 3	Christopher Sampson	First Floor (8) 53.80 sq m	(579 sq ft)	2 years from 27.03.2009 Rent review every year FR & I	£4,600 p.a. Holding over
						Sub-Total £75,500 p.a.	
							Total £171,220 p.a.

- (1) We understand from the Administrators, Pizza Hut (UK) Ltd, wish to take a new 10 year lease at £16,050 p.a. with no breaks, no rent free period and 5 yearly upward only rent reviews.
(2) There is a tenant break clause on 1st February 2013. Subject to six months' prior written notice.
(3) Agreed terms (subject to contract) with Blockbuster Entertainment Ltd based on new 6 year lease at a passing rent of £13,230 p.a. in the first year thereafter a reduction to £9,500 p.a. in the second year with a rent review in the 3rd year, subject to a tenant's break option on 24.12.12.
(4) There is a tenant break clause on 31st March 2013. Subject to six months' prior written notice.
(5) There is a tenant break clause on 1st June 2013. Tenant must serve on the Landlord at least six months' written notice before the break date of their intention to terminate the lease.
(6) There is a tenant break clause on 30th March 2013.
(7) There is a tenant break clause 03.02.2013.
(8) Not inspected by Allsop. Areas provided by the Administrators.

