

Sheffield

197-199 Main Road Darnall South Yorkshire S9 5HP

- **Freehold Betting Shop Investment**
- Prominent corner position – opposite HSBC Bank
- Let to Coral Racing Limited on a lease expiring November 2026 (no breaks)
- Rent Review 2021
- No VAT applicable
- Current Rent Reserved
£12,500 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

The city of Sheffield has a population of some 530,000 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 five miles to the east.

The property is situated in a prominent position at the junction of Main Road and Staniforth Street, some 2½ miles east of the city centre. Occupiers close by include William Hill, Lloyds, HSBC, Yorkshire Bank and Wilkinsons, and Darnall Rail Station is some 250 metres to the south.

Description

The property is arranged on ground and one upper floor which is to be fitted out as a betting shop on the ground floor with ancillary office and staff accommodation at first floor level.

The property provides the following accommodation and dimensions:

Gross Frontage	20.70 m	(67' 10")
Ground Floor (1)	111.90 sq m	(1,204 sq ft)
First Floor	52.60 sq m	(566 sq ft)
Total (1)	164.50 sq m	(1,770 sq ft)

(1) Not inspected by Allsop, areas provided by the Vendor.

Tenancy

The entire property is at present let to CORAL RACING LIMITED for a term of 15 years from 29th November 2011 at a current rent of £12,500 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. The tenants are not in occupation.

Tenant Information

No. of Branches: 1,700.

Website Address: www.coral.co.uk

For the year ended 26th September 2015, Coral Racing Ltd reported a turnover of £667.7m, a pre-tax profit of £84.1m, shareholders' funds of £409.9m and a net worth of £264.1m. (Source: Experian 08.09.2016.)

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 91 Band D (Copy available on website).

