

## Sheffield

### Land at Eastern Avenue South Yorkshire S2 2FZ

- **Freehold Ground Rent Investment**
- Site extends to some 0.128 hectares (0.316 acres)
- Sublet to Trillium (Prime) Property Group Ltd on a lease expiring 2018
- VAT not applicable
- Reversion 2064
- Current Rent Reserved inc. Sublease  
**£4,940 pa<sup>(3)</sup>**



NB. The plan is for identification only. © Crown Copyright, ES 100004106



**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 5 miles to the east.

The property is situated approximately 2.5 miles from the city centre on the south side of Eastern Avenue, between its junctions with City Road (A6135) and Edenhall Avenue.

Occupiers close by include Lloyds Bank, Fulton Foods and a number of local occupiers.

#### Description

This site is arranged over 0.128 hectares (0.316 acres) in a rectangular shape. We understand that currently there is office accommodation on the site arranged on ground and one upper floor. The remainder of the site provides car parking for some 40 cars.

#### Tenancy

The entire property is at present let to NORTHERN POWERGRID (1) for a term of 99 years from 25th December 1965 at a current rent of £200 per annum. The tenant has sublet the property to Trillium (Prime) Property Group Ltd (2) for a term commencing 5th October 1996 expiring 31st March 2018 at a current rent of £9,480 per annum. (3) The Landlord is entitled to receive 50% of the rent received from the sub-tenant, thus the Total Current Rents Reserved are £4,940 per annum.

#### Tenant Information

(1) For the year ended 31st December 2015, Northern Powergrid reported a pre-tax profit of £25,896,000, shareholders' funds of £716,983,000 and a net worth of £716,983,000.

(Source: Experian 05.01.2017.)

(2) For the year ended 31st March 2016, Trillium (Prime) Property Group Ltd reported a turnover of £545.204m, a pre-tax profit of £97.465m and a net worth of £706.315m.

(Source: riskdisk.com 13.01.2017.)

#### VAT

VAT is not applicable to this lot.

#### Documents

The legal pack will be available from the website [www.alltop.co.uk](http://www.alltop.co.uk)

#### Energy Performance Certificate

For EPC Rating please see website.

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** G Phillips Esq, Solomon Taylor & Shaw. Tel: 0207 431 1912 e-mail: [gary@solts.co.uk](mailto:gary@solts.co.uk)