

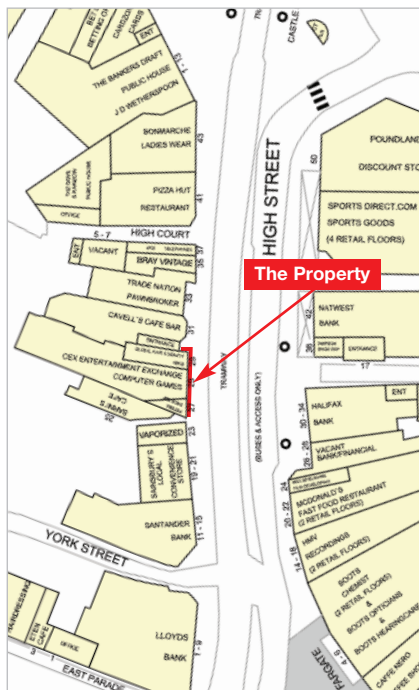
Sheffield

27-29 High Street South Yorkshire S1 2GA

- **Freehold Shop Investment**
- Comprising a large shop unit with ancillary upper parts plus two smaller ground floor shop units
- Majority let to CEX Ltd
- Prominently located on High Street near Tramway
- Diagonally opposite McDonald's
- Rent Reviews from 2020
- Total Current Rents Reserved

£138,000 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 5 miles to the east.
The property is situated on the northern side of High Street, to the east of its junction with Fargate.
Occupiers close by include NatWest and Halifax Banks (both opposite), Sports Direct, Poundland, HMV, Boots, Sainsbury's Local and McDonald's.

Description

The property is arranged on basement, ground and two upper floors to provide a large ground floor shop in the centre, with ancillary accommodation beneath and on the first and second floors above. In addition, there are two smaller ground floor only shops units located on either side. The second floor and part of the first floor are not currently accessible.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

No. 29 EPC Rating 109 Band E (Copy available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
27-29	CEX Ltd (1)	Gross Frontage 7.82 m (25' 7") Net Frontage 7.18 m (23' 6") Shop Depth 28.3 m (92' 8") Built Depth 32.25 m (105' 8") Basement 116.85 sq m (1,258 sq ft) Ground Floor 354.75 sq m (3,818 sq ft) First Floor 41.8 sq m (450 sq ft) Second Floor (No access)	10 years from 10.03.2016 Rent review in the 5th year Effectively FR & I	£95,000 p.a.	Rent Review 2021
Unit 1	All Seasons Cosmetics Ltd (2)	Gross Frontage 4.44 m (14' 6") Net Frontage 4.16 m (13' 6") Shop Depth 8.31 m (28' 9") Built Depth 8.81 m (28' 9") Ground Floor 39.00 sq m (420 sq ft)	10 years from 29.09.2015 Rent review in the 5th year Effectively FR & I	£26,000 p.a.	Rent Review 2020
Unit 2	Victoria Shoe Repair Ltd	Gross Frontage 3.80 m (12' 5") Net Frontage 3.50 m (11' 5") Shop Depth 6.19 m (20' 3") Built Depth 7.20 m (23' 6") Ground Floor 16.15 sq m (174 sq ft)	10 years from 09.06.2016 Rent review in the 5th year Effectively FR & I	£17,000 p.a.	Rent Review 2021

- (1) No of Branches: 120.
Website Address: www.uk.webuy.com
For the year ended 30th June 2015, CEX Ltd reported a turnover of £135,787, a pre-tax profit of £833,137, shareholders' funds and a net worth of £142,390. (Source: riskdisk.com 30.08.2016.)
- (2) The Vendors hold a £13,000 rent deposit.
- (3) The Vendors are currently holding a £26,500 sinking fund, which will be passed over to the Buyer on completion.

Total £138,000 p.a.

LOT 76



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