

Sheffield

Unit 2 Parkway Close South Yorkshire S9 4WJ

- **Freehold Industrial/Warehouse Investment**
- Detached 5,570.6 sq m (59,962 sq ft) refurbished warehouse let at £2.94 psf
- 1.165 hectares (2.88 acres) site with on-site parking for 90 cars
- Let to Approved Foods Limited on a new 5 year lease (2)
- Current Rent Reserved
£176,000 pa ⁽¹⁾

**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 Parkway Close which links to the A57 Sheffield Parkway via Parkway Avenue which in turn gives access to the city centre, 2 miles to the west and the M1 Motorway (Junction 33) 4 miles to the east.

Occupiers close by include The Soft Drinks Company, 3C Finishing Limited, BT, Pro-Co and Granton Medical whilst Costco, Booker, Makro and Pentagon Vauxhall and Saab are a short distance away.

Description

The property comprises a large detached two bay warehouse with two storey integral offices. The warehouse is fitted with heating and fluorescent strip lighting and benefits from two roller shutter doors with access to the concrete loading yard. The site is well secured with perimeter fencing and gates to the yard and car park which provides on-site parking for 90 cars.

The property provides the following accommodation and dimensions:

Ground Floor Warehouse	5,300.8 sq m	(57,058 sq ft)
Ground Floor Offices	134.9 sq m	(1,452 sq ft)
First Floor Offices	134.9 sq m	(1,452 sq ft)
Total	5,570.6 sq m	(59,962 sq ft)

Eaves Height 5.55m

Area

1.165 Hectares

(2.88 Acres)

Tenancy

The entire property is at present let to APPROVED FOODS LIMITED for a term of 5 years from 4th June 2014 at a current rent of (1) £88,000 per annum until 17th January 2015 rising to £132,000 per annum until 31st May 2015 and then £176,000 per annum until expiry. The lease contains full repairing and insuring covenants, and a rolling tenant's option to break on 6 months' notice (2).

The Sellers will top up the stepped rental increases in respect of the lease to Approved Food Limited, by way of a reduction in the purchase price, from completion until 31st May 2015 such that the purchaser in effect receives £176,000 per annum from completion. There is a second lease to Yorkshire Electricity Board of rights concerning a drain, please refer to the Special Conditions of Sale for further information.

Tenant Information

Website Address: www.approvedfood.co.uk

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 55 Band C (Copy available on website).

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

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