



## Sheffield

### 106 The Moor

### South Yorkshire

### S1 4PD

- **Leasehold Bank Investment and Vacant Offices**
  - Bank let to The Royal Bank of Scotland plc
  - City centre location
  - Vacant offices totalling 299.1 sq m (3,220 sq ft)
  - Tenant's break option in 2015 exercised
  - VAT is not applicable
  - Total Current Gross Rents Reserved
- ## £50,149 pa
- ## Plus Vacant Offices

On the Instructions of

**threadneedle.**

**SIX WEEK COMPLETION AVAILABLE**

#### Tenure

Leasehold. Held for a term of 99 years from 20th August 1963 (thus having some 47 years unexpired) at a fixed ground rent of £850 per annum.

#### 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 prominently situated on the west side of the pedestrianised The Moor at its junction with Fitzwilliam Gate. Occupiers close by include Brighthouse, Greggs, Subway, Betfred, Iceland, Poundland, TJ Hughes, Rymans and Wickes.

#### Description

The property is arranged on basement, ground and two upper floors to provide a banking hall at ground floor level together with ancillary accommodation in the basement.

The first and second floors comprise self-contained office accommodation which is separately accessed from Fitzwilliam Gate and which benefits from a passenger lift.

#### VAT

VAT is not applicable to this lot.

#### Documents

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

#### Energy Performance Certificate

For EPC Rating please see website.

#### Viewings

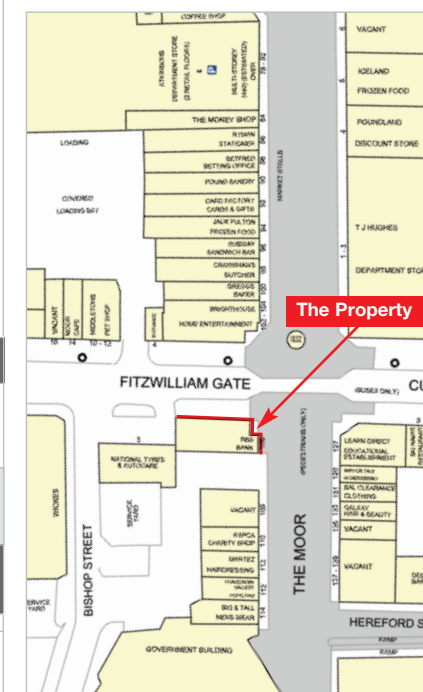
There will be a single block viewing held prior to the auction. If you would like to attend you must register no later than 12 noon on Friday 13th March by emailing: [viewings@allstop.co.uk](mailto:viewings@allstop.co.uk). Photo ID will be required on the day. In the subject box of your email please ensure that you enter 'Lot 49 Sheffield'.

Floor	Present Lessee	Accommodation (2)	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor & Basement	The Royal Bank of Scotland plc (1)	Basement 52.7 sq m (567 sq ft) Ground Floor 162.9 sq m (1,754 sq ft) Total 215.6 sq m (2,321 sq ft)	A term of years from 03.09.2008 and expiring 23.06.2027 Tenant break clause on 24.06.2015 FR & I. Service charge cap	£50,149 p.a.	2015 break option exercised
First & Second Floors	Vacant	First Floor 155.1 sq m (1,670 sq ft) Second Floor 144.0 sq m (1,550 sq ft) Total 299.1 sq m (3,220 sq ft)	—	—	—

(1) RBS has over 17 million customers in the UK and is the largest SME Bank in the UK with over 1.1 million customers.  
Website address: [www.rbs.com](http://www.rbs.com)

(2) Not measured by Allstop. Floor areas sourced from [www.voa.gov.uk](http://www.voa.gov.uk)

**Total £50,149 p.a.**



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** Mr D Glowacz, Nabarro. Tel: 0114 279 4033 e-mail: [d.glowacz@nabarro.com](mailto:d.glowacz@nabarro.com)