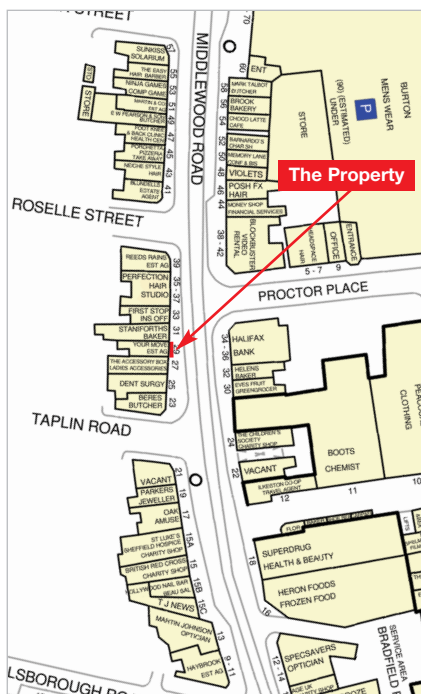


# **Hillsborough** **29 Middlewood Road** **Sheffield** **South Yorkshire** **S6 4GW**

- **Freehold Shop Investment**
  - To be let to Your-Move.co.uk on a new 10 year lease from completion (1)
  - High street location
  - No VAT applicable
  - Rent Review 2017
  - Current Rent Reserved
- £9,500 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 leads to Junction 31 and 33 of the M1 motorway some 5 miles to the east.

The property is situated on the west side of Middlewood Road close to the entrance to the Hillsborough Centre, some 500 metres west of the A61 which takes you into Sheffield city centre approximately 3 miles to the south and links to junction 36 of the M1 approximately 7 miles north.

Occupiers close by include Nationwide, NatWest, Halifax, Boots, Blockbuster and The Money Shop.

## **Description**

The property is arranged on ground and one upper floor to provide a ground floor estate agents office with staff and ancillary accommodation on the upper floor.

The property provides the following accommodation and dimensions:

Gross Frontage	4.27 m	(14' 0")
Net Frontage	3.57 m	(11' 8")
Shop Depth	8.95 m	(29' 4")
Built Depth	13.39 m	(43' 11")
Ground Floor	42.13 sq m	(454 sq ft)
First Floor	34.30 sq m	(369 sq ft)

## **Tenancy**

The entire property is to be let to YOUR-MOVE.CO.UK LTD for a term of 10 years from completion of the sale at an initial rent of £9,500 per annum, exclusive of rates. The lease provides for a rent review at the end of the 5th year together with a lessee's option to determine (1). The lease also contains full repairing and insuring covenants.

## **Tenant Information**

Your-Move.co.uk Limited is the largest single brand UK estate agency with a network of 330 branches ([www.your-move.co.uk](http://www.your-move.co.uk)). For the year ended 31st December 2011, Your-Move.co.uk Ltd reported a turnover of £64.568m, a pre-tax profit of £256,000, shareholders' funds of £10.315m and a net worth of £9.82m. (Source: riskdisk.com 20.09.2012)

## **VAT**

VAT is not applicable to this lot.

## **Documents**

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

## **Viewings**

Viewings are by appointment only, please e-mail your request with full contact details, including your telephone number to [viewings@allsop.co.uk](mailto:viewings@allsop.co.uk)  
 In the subject box of your e-mail, please ensure that you enter **Lot 105 Hillsborough**.

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** Ms E Warner, Langleys Solicitors LLP. Tel: (01904) 683059 Fax: (01904) 611086 e-mail: [emma.warner@langleys.com](mailto:emma.warner@langleys.com)