



Sheffield

209/219 Crookes

South Yorkshire

S10 1TE

- Freehold Parade of Shops
 - Comprising 4 shops
 - Tenants include Fulton Foods, William Hill and Help The Aged
 - No VAT applicable
 - Rent Reviews in January 2015 and September 2018
 - Total Current Rents Reserved
- £79,500 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 lead to Junctions 31 and 33 of the M1 Motorway some 5 miles to the east.

The property is located approximately 2 miles west of the city centre within the residential suburb of Crookes. More specifically the property is situated on Crookes, the main retail thoroughfare, between its junction with Duncan Road and Stannington View Road.

Occupiers close by include Sainsbury's Local, Co-operative Foods and Cooplands Bakers together with a range of local occupiers.

Description

The property is arranged on ground and one upper floor to provide four ground floor shop units with ancillary accommodation above. The first floor of unit 217-219 has had the staircase removed and is not presently used by the lessee.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

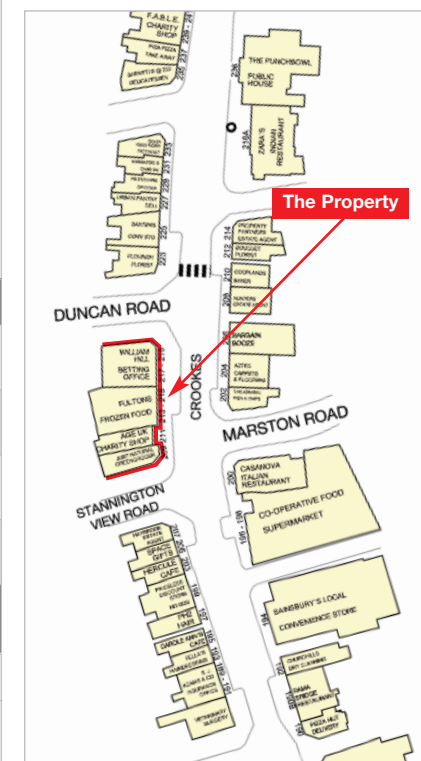
No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
209 Crookes	N Burgon (t/a Just Natural)	Gross Frontage (inc. splay) 4.25 m Return Net Frontage 4.25 m First Floor 31.95 sq m	(13' 11") (13' 11") (344 sq ft)	10 years from 25.03.2008 Rent review in the 5th year FR & I	£16,500 p.a. Reversion March 2018
211 Crookes	Help The Aged (1) (Now known as Age UK)	Gross Frontage 4.8 m Built Depth 14.7 m First Floor 32.25 sq m	(15' 9") (48' 3") (347 sq ft)	15 years from 29.09.2008 Rent review every 5th year. FR & I Tenant option to determine 29.09.2018	Rent Review September 2018
213-215 Crookes	Frozen Value Ltd (2) (t/a Fultons Foods)	Gross Frontage 9.6 m Built Depth 15.75 m First Floor 60.75 sq m	(31' 6") (51' 8") (654 sq ft)	15 years from 30.09.2008 Rent review every 5th year. FR & I Tenant option to determine 30.09.2018	Rent Review September 2018
217-219 Crookes	William Hill (North Eastern) Ltd (3)	Gross Frontage (inc. splay) 9.8 m Built Depth 12.7 m First Floor (sealed off)	(32' 2") (41' 8")	20 years from 31.01.2000 Rent review every 5th year FR & I	Rent Review January 2015. No notice served

(1) For the year ended 31st March 2014, Age UK reported no turnover, a pre-tax profit of £9.123m and a net worth of £27.645m. (Source: Experian 15.01.2015.)

(2) For the year ended 31st January 2014, Frozen Value Ltd reported a turnover of £66.4m, a pre-tax profit of £3.4m and a net worth of £8.8m. (Source: Experian 15.01.2015.)

(3) The ultimate holding company of William Hill (North Eastern) Ltd is William Hill plc. William Hill was founded in 1934 and is the UK's largest bookmaker with a network of over 2,400 licensed betting shops. (www.williamhillplc.com)

Total £79,500 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

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