

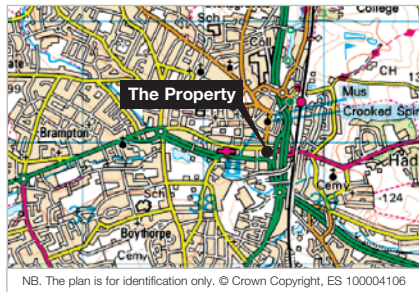
Chesterfield Markham House Lordsmill Roundabout Derbyshire S40 1TG

- **Virtual Freehold Multi Let Commercial Investment**
- **Comprises office, tyre depot, restaurant and commercial accommodation totalling some 7,489.5 sq m (80,615 sq ft)**
- **Tenants include The Secretary of State for Communities & Local Government, Trillium and Kwik-Fit**
- **Substantial property in prominent town centre position**
- **Asset Management Opportunities**
- **Total Current Gross Rents Reserved **£213,323 pa** Rising to **£265,728 pa** in April 2015**

On the Instructions of



SIX WEEK COMPLETION AVAILABLE



Tenure

Leasehold. Held under 2 leases:
999 years from 24th June 1970 at £100 pa.
999 years from 19th October 1966 at £30,277.88 pa.

Location

Chesterfield is one of the major retail centres in Derbyshire with a resident population of some 72,000 and is situated some 10 miles south of Sheffield at the junction of the A61, A617 and A619, 5 miles west of the M1 Motorway between Junctions 29 and 30.

The property is situated in a prominent position adjacent to the Lordsmill Roundabout with frontages to Lordsmill Street, Markham Road and Hipper Street. The main town centre shopping facilities are a short walk to the north – the rear of the Vicar Lane Shopping Centre is almost adjacent off Lordsmill Street.

Occupiers close by include Dreams, Bensons for Beds, an Ibis Hotel, SCS, and offices occupied by the local police force.

Description

The property is arranged on ground, mezzanine and four upper floors to provide a mix of commercial accommodation. A job centre is arranged on ground, mezzanine and part first floors, with further self-contained office accommodation on part first and part second to fourth floors.

WC facilities and a lift serves all floors. The remainder of the ground floor fronting Lordsmill Street provides a tyre depot occupied by Kwik-Fit, which has mezzanine storage areas, a vacant shop (No. 8-9 former restaurant) and bus depot staff offices (No. 7). Fronting Hipper Street on the ground floor is a vacant workshop (former auto centre) and a small store. A Thai restaurant with dining, bar and kitchen areas is arranged on part of the first floor, with customer WC's on the second floor, and is accessed from Lordsmill Street. There is also further vacant commercial accommodation (former club) on part first and part second floors. A large vacant former snooker club is arranged on mezzanine and part first floors and is accessed from Beetwell Street and Hipper Street. There are some 62 car parking spaces, 50 of which have been sold off on a long licence.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor 7 Lordsmill Street	The Yorkshire Traction Company Limited	Ground Floor 58 sq m (624 sq ft)	5 years from 16.04.2010 FR & I	£4,500 p.a.	Reversion April 2015
Showroom & Forecourt to Markham House	Kwik-Fit Holdings Limited	Ground Floor 713 sq m (7,675 sq ft) Mezzanine 150 sq m (1,615 sq ft) Total (1) 863 sq m (9,290 sq ft)	15 years from 20.04.2009 Rent review every fifth year. FR & I	£43,175 p.a.	Rent Review April 2019
Ground Floor Markham House	Vacant (former restaurant)	Ground Floor (1) 148 sq m (1,593 sq ft)	-		
First Floor Markham House	4 Thai Limited (2) (Siam Palace)	First Floor Restaurant 419 sq m (4,510 sq ft) Second Floor Customer WCs 38 sq m (409 sq ft) Total (1) 457 sq m (4,919 sq ft)	Terms agreed for a new lease for 10 years (2) Rent review in the fifth year linked to RPI FR & I subject to a schedule of condition Tenant option to break after 5 years	£25,000 p.a.	Rent Review 2019
Mezzanine and First Floors (Former Riley's Beetwell St)	Vacant	Mezzanine Floor 1,217 sq m (13,100 sq ft) First Floor 803 sq m (8,643 sq ft) Total (1) 2,020 sq m (21,743 sq ft) 1 Car Space			
First Floor Markham House	Vacant (Previously occupied by Secretary of State for Communities and Local Government)	First Floor 230 sq m (2,476 sq ft)			
Second Floor Markham House	Secretary of State for Communities and Local Government	Second Floor 336 sq m (3,617 sq ft)	5 years from 31.08.2012 FR & I (3)	£22,575 p.a.	Reversion 2017
Third Floor Markham House	Secretary of State for Communities and Local Government	Third Floor 366 sq m (3,940 sq ft)	5 years from 31.08.2012 FR & I (3)	£24,820 p.a.	Reversion 2017
Fourth Floor Markham House	Secretary of State for Communities and Local Government	Fourth Floor 360 sq m (3,875 sq ft)	5 years from 31.08.2012 FR & I (3)	£23,900 p.a.	Reversion 2017
Ground Floor and Mezzanine Markham House	Trillium (Prime) Property GP Limited (Job Centre)	Ground Floor 515 sq m (5,543 sq ft) Mezzanine Floor 49 sq m (527 sq ft) Total 564 sq m (6,070 sq ft)	Lease from 29.11.2006 to 29.04.2021 FR & I Tenant option to break on 31.03.2018	£21,094 p.a. rising to £37,500 p.a. w.e.f. 30.04.2015	Rent Review April 2016
First Floor (east & west) Markham House	Trillium (Prime) Property GP Limited (Job Centre)	First Floor East & West 1,235 sq m (13,293 sq ft)	2 leases – Both for term of 15 years expiring 29.04.2021. FR & I Tenant option to break on 31.03.2018	£44,959 p.a. (Total) rising to £80,958 w.e.f. 30.04.2015	Rent Reviews April 2016
Ground Floor	Vacant	Ground Floor (1) 529 sq m (5,694 sq ft)			
Store	Vacant	Ground Floor 13.5 sq m (145 sq ft)			
Unit 6 First & Second Floors Lordsmill Street	Vacant (former club)	First Floor 155 sq m (1,668 sq ft) Second Floor 155 sq m (1,668 sq ft) Total (1) 310 sq m (3,336 sq ft)	-	-	-
Car Parking	Capita Life & Pensions Regulated Services Limited	Ground Floor Car Park – 50 Spaces	Licence for 999 years from 19.10.1966	£2,000 p.a.	Rent Review 2031
Car Parking	Markham House Staff Club	3 Car Spaces	Holding Over	£900 p.a.	Holding Over
Car Parking	Employment Service	2 Car Spaces	Holding Over	£300 p.a.	Holding Over
Sub Station	East Midlands Electricity Board	Sub Station	Holding over on a lease expired on 28.03.2013 (4)	£100 p.a.	Holding Over
Total 7,489.5 sq m (80,615 sq ft)				Total £213,323 p.a.	

(1) Floor areas are Gross Internal.

(2) Terms agreed and new tenant to enter into agreed form of lease following forfeiture of the first floor premises.

(3) Tenant's option to break on 31.08.2015 and 31.08.2016.

(4) Tenant has proposed a new 25 year lease at £150 pa.

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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PLEASE SEE THE WEBSITE FOR MORE PHOTOGRAPHS INCLUDING AN AERIAL PHOTOGRAPH

