



### Tenure

Leasehold. To be held on a lease from completion and expiring on 25th March 2064 at a fixed ground rent of £50 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 situated in a predominantly residential district some 2.5 miles south-east of the city centre and forms part of a parade of shops.

Occupiers close by include Co-op Supermarket, Heron, a hotel, library, community centre, public house and clinic.

### Description

The property is arranged on ground floor only to provide a lock-up shop. The property forms part of a larger building not included in the sale.

The property provides the following accommodation and dimensions:

Gross Frontage	5.2 m	(17' 1")
Net Frontage	4.9 m	(16' 1")
Shop Depth	11.4 m	(37' 5")
Built Depth	17.1 m	(56' 2")

### Tenancy

The property is at present let to MARTIN MCCOLL LIMITED for a term of 15 years from 30th October 2007 at a current rent of £6,788 per annum. The lease provides for rent reviews every fifth year of the term and contains effectively full repairing and insuring covenants by way of a service charge.

### Tenant Information

Website Address: [www.martinmccoll.co.uk](http://www.martinmccoll.co.uk)

For the year ended 23rd November 2013, Martin McColl Limited reported a turnover of £428.1m, a pre-tax profit of £26.618m and a net worth of £143.673 million. (Source: riskdisk.com 14.01.2015.)

### VAT

VAT is not applicable to this lot.

### Documents

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

### Energy Performance Certificate

For EPC Rating please see website.

## Sheffield

### 525 Gleadless Road South Yorkshire S2 2BS

- Leasehold Shop Investment
- Sublet to Martin McColl Ltd
- Lease expires October 2022
- Forms part of a popular neighbourhood parade
- VAT is not applicable
- Rent Review 2017
- Current Gross Rent Reserved

**£6,788 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



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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