

Sheffield

Norfolk Market Hall

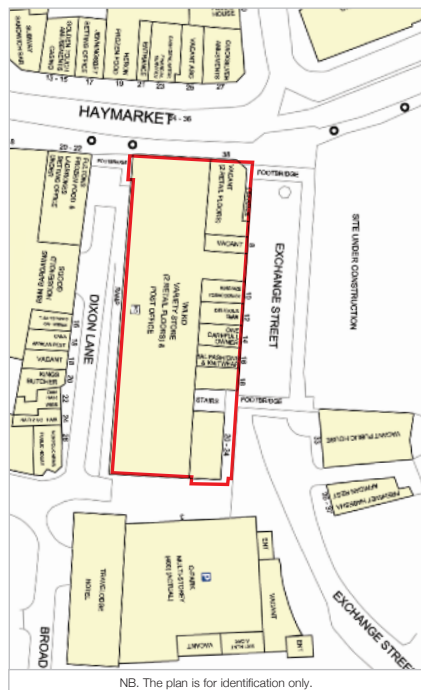
South Yorkshire

S1 2AX

- **Large City Centre Leasehold Shop Investment**
- Comprising eight shops and six units
- Vacant possession of one shop and six units
- Comprising a total of 10,939.80 sq m (117,756 sq ft)
- Town centre location close to Co-op and B&M Bargains
- No.34/36 is underlet to Wilkinson Hardware Stores Limited at £350,000 until 2060 (no breaks)
- No VAT applicable
- Total Current Gross Rents Reserved
£261,527 pa

On the Instructions of a Major UK Fund Manager

SIX WEEK COMPLETION AVAILABLE



NB. The plan is for identification only.



Tenure

Leasehold. Held for a term of 125 years from 30th September 1984 (thus having some 90 years unexpired) at a ground rent of £25 per annum.

Location

The city of Sheffield is a major regional centre located midway between Leeds and Derby. The city enjoys excellent road communications, being adjacent to the M1 Motorway (Junctions 31 and 33), as well as being at the junction of the A57 and A61.

The property is situated on the east side of Haymarket, between its junctions with Dixon Lane and Exchange Street.

Occupiers close by include Ladbrokes, B&M Bargains, Savers, the Co-op, Heron Foods, KFC and Subway, amongst others.



Description

The property is arranged on basement, mezzanine, ground, mezzanine and four upper floors to provide eight shops and six units.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
34/36 Haymarket (2)	Dunnes Stores Properties (UK) Ltd (1)	Basement 2,460.20 sq m (26,482 sq ft) Ground Floor 2,107.50 sq m (22,686 sq ft) Mezzanine 519.30 sq m (5,590 sq ft) First Floor 1,948.40 sq m (20,973 sq ft) Second Floor 804.90 sq m (8,664 sq ft) Third Floor 671.25 sq m (7,226 sq ft) Fourth Floor 671.25 sq m (7,226 sq ft) Total 9,182.80 sq m (98,843 sq ft)	A term of years from 28.02.1961 to 21.02.2060 Rent review every 33rd year FR & I	£240,000 p.a.	Rent Review 2027
38 Haymarket	Vacant	Basement 35.65 sq m (383 sq ft) Ground Floor 246.45 sq m (2,653 sq ft) Mezzanine 143.60 sq m (1,546 sq ft) First Floor 133.65 sq m (1,438 sq ft) Total 559.35 sq m (6,020 sq ft)	—	—	—
10 Exchange Street	NA Atputharaja (Rent deposit £3,000)	Basement 35.65 sq m (384 sq ft) Ground Floor 52.45 sq m (565 sq ft) First Floor 30.20 sq m (268 sq ft)	10 years from 10.12.2018 Rent review and tenant's option to break in the 5th year FR & I	£10,000 p.a.	Rent Review 2023
12 Exchange Street (2)	CADS South Yorkshire Limited	Basement 38.20 sq m (411 sq ft) Ground Floor 58.60 sq m (631 sq ft) First Floor 24.90 sq m (268 sq ft)	5 years from 22.12.2018 Mutual break option 22.06.2021 FR & I	£819 p.a. (5)	Reversion 2023
14 Exchange Street	S Palmer	Basement 33.00 sq m (355 sq ft) Ground Floor 60.05 sq m (646 sq ft) First Floor 59.35 sq m (639 sq ft)	2 years from 12.08.2017 (3) FR & I subject to a schedule of condition	£7,250 p.a. (5)	Reversion 2019
16 Exchange Street (2)	CADS South Yorkshire Limited	Basement 39.20 sq m (422 sq ft) Ground Floor 61.70 sq m (664 sq ft) First Floor 60.80 sq m (654 sq ft)	5 years from 22.12.2018 Mutual break option 22.06.2021 FR & I	£1,512 p.a. (5)	Reversion 2023
18 Exchange Street	CADS South Yorkshire Limited	Basement 27.40 sq m (295 sq ft) Ground Floor 56.80 sq m (611 sq ft) First Floor – No Access	5 years from 09.01.2019 Mutual break option 09.07.2021 FR & I	£819 p.a. (5)	Reversion 2024
20/22 Exchange Street (2)	CADS South Yorkshire Limited	Ground Floor 90.30 sq m (972 sq ft) First Floor 122.10 sq m (1,314 sq ft)	5 years from 22.12.2018 Mutual break option 22.06.2021 FR & I	£1,027 p.a. (5)	Reversion 2023
14/15 and 16-20 South Gallery (4)	Vacant	First Floor 293.30 sq m (3,157 sq ft) Mezzanine 53.65 sq m (577 sq ft)	—	—	—
Electricity Substation	Yorkshire Electricity Board	Substation	21 years from 01.02.1983 FR & I	£100 p.a.	Holding over

- (1) We understand the property has been sublet to Wilkinson Hardware Stores Limited on a coterminous lease (less one day) at £350,000 per annum.
- (2) Not inspected by Allsop. Areas from www.tax.service.gov.uk.
- (3) Mutual rolling break on 6 months' notice.
- (4) Total areas provided. A schedule can be provided upon request via the auctioneers.
- (5) The rent payable is inclusive of insurance rent and service charge.

Total £261,527 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 Ms S Stephens, Gowling WLG. Tel: 0207 759 6596 e-mail: sarah.stephens@gowlingwlg.com

