

Chapeltown
12B, 14A & 14B, 14C
Station Road
Sheffield
South Yorkshire
S35 2XH



Tenure

Freehold and unmerged Leasehold title.

Location

Chapeltown is a suburb of Sheffield located 7 miles north of the city centre, a short distance from Junction 35A of the M1 Motorway.

The property is situated fronting Station Road, the town's main retail thoroughfare. To the rear and with a frontage to Station Street is a large Asda Superstore.

Other occupiers close by include Domino's, Your Move and William Hill.

Description

Description
The property is arranged on ground and one upper floor to provide three units, two of which are occupied as a bank. The first floor provides a self-contained office suite over numbers 14C and 14B, whilst the first floor over 14C is included within the lease to Lloyds Bank plc.

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

EPC Rating 93 Band D (Copy available on website).

Viewings

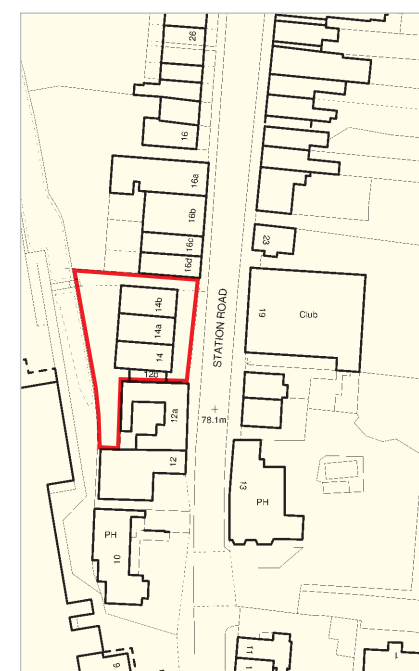
There will be a single block viewing of the Lloyds Bank held prior to the auction. If you would like to attend you must register with us in advance no later than 12 noon on Wednesday 4th October. Please email viewings@allsop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 72 Chapeltown.**

No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
14A	TCCT Retail Ltd	Gross Frontage	6.10 m	(20' 0")	5 years from 24.10.2013 FR & I	£8,500 p.a.	Reversion 2018
		Net Frontage	5.60 m	(18' 5")			
		Shop Depth	6.65 m	(21' 10")			
		Built Depth	12.20 m	(40' 0")			
14B & 14C	Lloyds Bank plc (1)	Gross Frontage	12.15 m	(39' 10")	10 years from 05.03.2015	£14,500 p.a. rising	Rent Review 2020
		Net Frontage	11.65 m	(38' 3")	Rent review at the 5th year	from 05.03.2018 to £14,750 p.a.	
		Shop Depth	10.80 m	(35' 5")	FR & I	from 05.03.2019 to £15,000 p.a.	
		Built Depth	12.20 m	(40' 0")			
12B	Hallam 24 Healthcare Ltd	First Floor (2)	101.70 sq m	(1,095 sq ft)	3 years from 07.02.2017 FR & I	£6,000 p.a.	Reversion 2020

(1) No. of Branches: in excess of 1,000. Website Address: www.lloydsbank.com. For the year ended 31st December 2016, Lloyds Bank plc reported a pre-tax profit of £1.977bn, shareholders' funds of £49.5bn and a net worth of £49.33bn. (Source: Experian 21.09.2017.)

(2) Not inspected by Allsop. Area sourced from VOA (www.voa.gov.uk).

Total £29,000 p.a.



NB: The plan is for identification only. © Crown Copyright. ES 100004100