

926 Eccleshall Road,  
Sheffield, South Yorkshire S11 8TR

Freehold Retail Investment

Lot 33

£16,500 per annum  
exclusive (3)



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail	62.80 sq m (676 sq ft)	MORTGAGE	10 years from	£16,500 (3)	04/10/2021
First	Ancillary	42.20 sq m (454 sq ft)	ADVICE BUREAU	04/10/2016 until		
Second	Ancillary	28.43 sq m (306 sq ft)	LIMITED (1)	03/04/2026 on a full repairing and insuring lease (2)		
<b>Total</b>		<b>133.43 sq m (1,436 sq ft)</b>			<b>£16,500 (3)</b>	

- (1) For the year ending 31st December 2015, Mortgage Advice Bureau Limited reported a turnover of £48,018,443, pre-tax profits of £4,583,011 and a total net worth of £3,067,909 (Source: Experian Group 27/02/2017). Mortgage Advice Bureau is a leading mortgage network with over 950 advisers across the UK (Source: www.mortgageadvicebureau.com 27/02/2017).
- (2) The lease provides an option to determine on 03/10/2021. The lease is subject to a schedule of condition.
- (3) For the purposes of clarification, Mortgage Advice Bureau are currently paying a rent of £14,500 p.a.x. The lease provides fixed rental increases to £15,500 in November 2017 and £16,500 in November 2018. The seller has agreed to adjust the completion monies so that the unit will effectively produce £16,500 p.a.x. from completion of the sale.

Key Details

- Let to Mortgage Advice Bureau Limited until 2026 (subject to option)
- Located in popular commuter and student suburb
- Adjacent to Barclays Bank and Lloyds Bank
- Nearby occupiers include Sainsbury's Local, Lloyds Pharmacy and Domino's Pizza

Location

Miles: 2.5 miles south-west of Sheffield  
Roads: A625, A61  
Rail: Sheffield Rail  
Air: Doncaster Sheffield Airport

Situation

Eccleshall is an affluent commuter and student suburb some 2.5 miles from Sheffield City Centre. Eccleshall Road (A625) is a popular retailing and leisure destination and is one of the main arterial routes to the affluent south-west suburbs from Sheffield. The property is situated at the south end of Eccleshall Road, prominently located between Barclays Bank and Lloyds Bank. Other nearby occupiers include Sainsbury's Local, Lloyds Pharmacy and Domino's Pizza.

Description

The property comprises a ground floor retail unit with first and second floor ancillary accommodation.

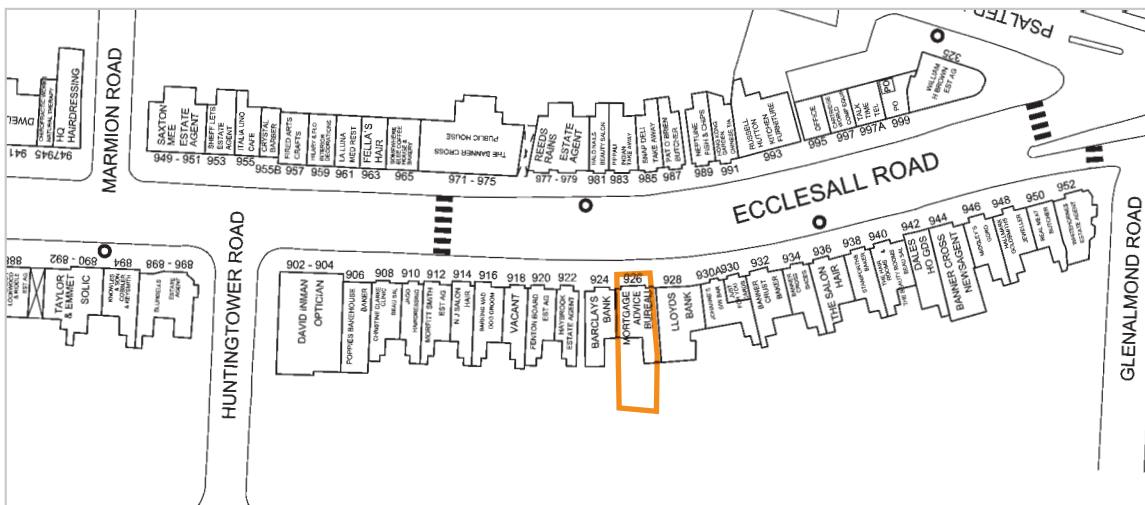
Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion



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