

# Lot 30, 19 - 21 Haymarket, Sheffield,

South Yorkshire S1 2AW

For sale by Auction on 15th December 2022 (unless sold or withdrawn prior)



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### Property Information

#### Freehold Retail Investment

- Let to Heron Foods Limited until 2032 (no breaks)
- Major City Centre location close to Sheffield Hallam University
- Comprises Retail Unit and residential flats let on long leases
- Rent Reviews linked to the Retail Price Index (RPI) subject to a minimum of 1.5% and a maximum of 3.5% per annum compounded
- Prominently positioned in one of Sheffield's main retail areas
- Nearby occupiers include Wilko, B&M and Subway

#### Lot

30

#### Auction

15th December 2022

#### Rent

£58,318 per Annum Exclusive

#### Status

Available

#### Sector

High Street Retail

#### Auction Venue

Live Streamed Auction

#### Location

##### Miles

32 Miles South-East of Manchester, 30 Miles South of Leeds

##### Roads

M1, A57

##### Rail

Sheffield Railway Station

##### Air

Leeds Bradford Airport

#### Situation

The property is situated on the west side of the busy Haymarket in Sheffield City Centre less than a mile from Sheffield Railway Station. Nearby occupiers include CO-OP Food, B&M Store and KFC with Sheffield Hallam University in close proximity.

#### Tenure

Freehold. (3)

#### EPC

See Legal Pack

#### Description

The property comprises retail and ancillary accommodation on the basement and ground floors. The upper floors have been let on a long lease. The property benefits from a rear service yard accessed from King Street. There is an electricity sub station at the property. (3)

#### VAT

VAT is applicable to this lot.

#### DISCLAIMER

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### Tenancy & Accommodation

| Floor                               | Use                 | Floor Areas<br>Approx sq m | Floor Areas<br>Approx sq ft | Tenant                                       | Term                                | Rent p.a.x.       | Rent Review/ (Reversions)                           |
|-------------------------------------|---------------------|----------------------------|-----------------------------|--|-------------------------------------|-------------------|---|
| Ground<br>Basement                  | Retail<br>Ancillary | 206.40<br>74.80            | (2222)<br>(805)             | HERON FOODS LIMITED<br>(CRN 01392197) (2)    | 19 years from 06/08/2013 until 2032 | £58,318.73        | 06/08/2023 and 2028 linked to RPI<br>(5/8/2032) (4) |
| First<br>Second<br>Third            | Residential         | Not Measured               | Not Measured                | XTREME PROPERTIES (UK) LTD<br>(CRN 06596238) | 150 years from 04.03.2010           |                   |   |
| <b>Total Approximate Floor Area</b> |                     | <b>281.20</b>              | <b>(3027) (1)</b>           |  |                                     | <b>£58,318.73</b> |   |

(1) The floor areas stated above are those published by the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).

(2) Heron Food Ltd currently operate from 250 shops throughout the North and Midlands ([www.Heronfoods.com](http://www.Heronfoods.com)) In the year ending 26th March 2022 Heron Foods Limited (CRN 01392197) reported a pre tax profit of £10,773,000 and Net Assets of £73,286,000. (Company report 26th March 2022 Companies House 24/11/2022)

(3) A very small part of the rear of the property upon which is an electricity substation and a bin store is held from Sheffield City Council for a term of 99 years from 25th July 1959 at a current rent reserved of £30 per annum.

(4) The lease provides for the rent to be increased in line with the Retail Price Index (RPI) every 5 years subject to a minimum of 1.5% per annum compounded and a maximum of 3.5% per annum compounded.



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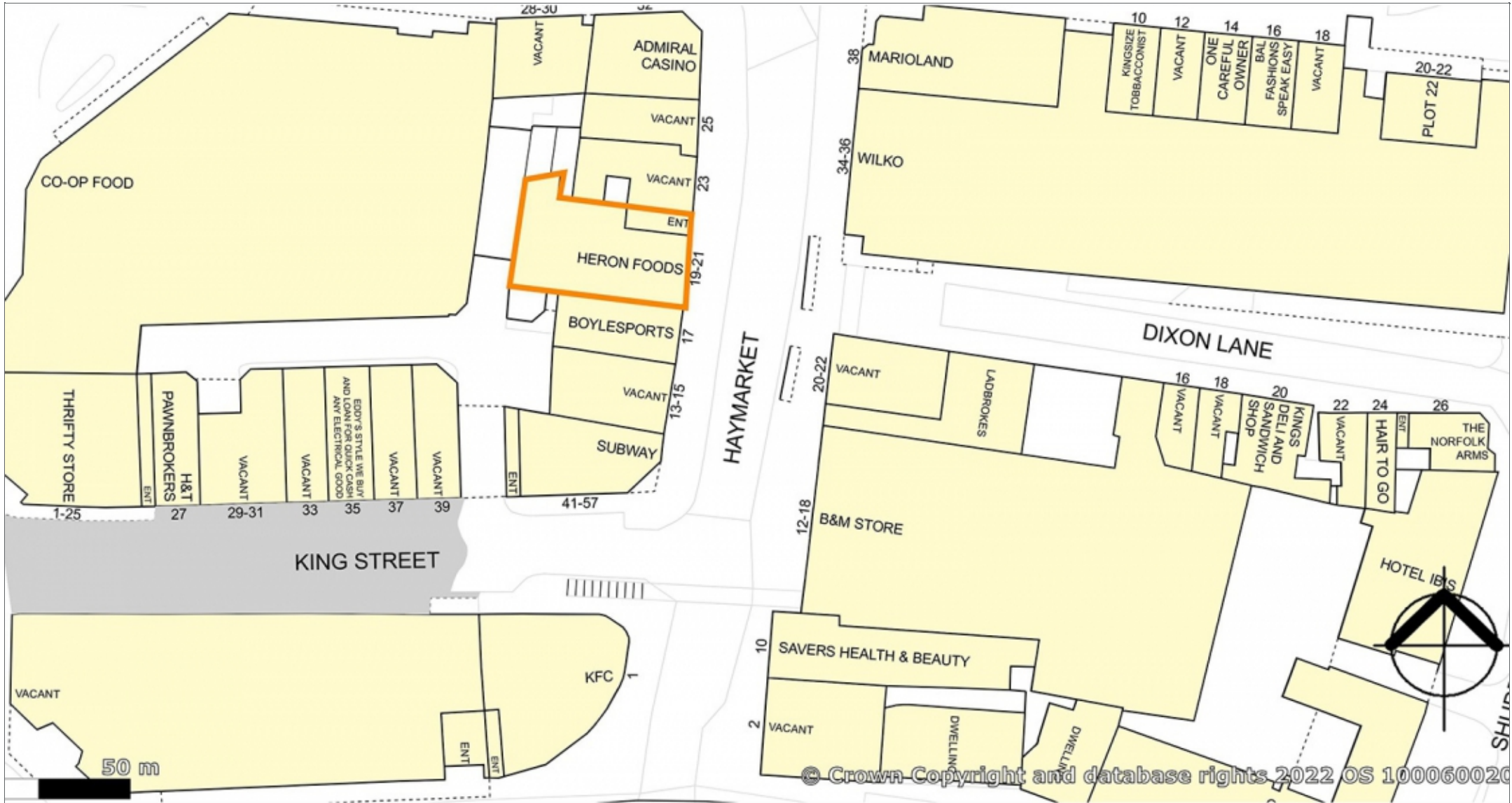




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### Contacts

#### Acuitus

**John Mehtab**

+44 (0)20 7034 4855

+44 (0)7899 060 519

[john.mehtab@acuitus.co.uk](mailto:john.mehtab@acuitus.co.uk)

**Hamish Smart**

+44 (0)20 7034 4864

+44 (0)7535 891 850

[hamish.smart@acuitus.co.uk](mailto:hamish.smart@acuitus.co.uk)

#### Seller's Solicitors

**Blackstone Solicitors**

The Courtyard , 7 Francis Grove Wimbledon

London

London

SW19 4DW

**Fraz Hussain**

02080 719 520

[f.hussain@blackstonesolicitors.com](mailto:f.hussain@blackstonesolicitors.com)

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September 2020