

Lot 24, 18-30 Chapel Walk, Sheffield,
South Yorkshire S1 2PD

For sale by Auction on 16th February 2023 (unless sold or withdrawn prior)



High Yielding Long Leasehold Parade Investment

www.acuitus.co.uk

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Property Information

High Yielding Long Leasehold Parade Investment

- Comprises parade of five shops
- All shops let in 2022 at modest rents
- Includes a African food shop, a hairdresser, a piercing & jewellery shop and a bookshop
- Popular thoroughfare behind Marks & Spencer
- Other nearby occupiers include H&M, Superdrug, WHSmith, Caffé Nero, Boots the Chemist, McDonalds and soon to open Tesco Express

Lot
24

Auction
16th February 2023

Rent
£52,800 per Annum Exclusive

Status
Available

Sector
High Street Retail

Auction Venue
Live Streamed Auction

Location

Miles 33 miles south of Leeds, 38 miles east of Manchester

Roads A57, A61, A631, M1

Rail Sheffield Railway Station

Air Sheffield Robin Hood Airport, Manchester International Airport

Situation

The property is situated on Chapel Walk between the eastern side of the prime pedestrianised retail thoroughfare of Fargate and the west side of Norfolk Street, opposite the Crucible Theatre. Nearby occupiers include Marks & Spencer, H&M, Superdrug, WHSmith, Caffé Nero, Boots the Chemist, McDonalds and a soon to open Tesco Express.

Tenure

Long Leasehold. for a term of 250 years from 06/08/2018 at a peppercorn rent.

EPC

See Legal Pack

Description

The property comprises 5 shops each comprising retail accommodation on the ground floor only, except for 30 Chapel Walk which comprises a ground and first floor shop. In addition, there is vacant accommodation, with a separate entrance to the rear of the property arranged on the ground floor and basement.

VAT

VAT is applicable to this lot.

Completion Period

Six Week Completion

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Tenancy & Accommodation

Unit	Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
18	Ground	Retail/Ancillary	29.90	(322)	R. BAHADAR (a hairdresser) (1)	5 years from 07/10/2022 (1)	£10,800
20	Ground	Retail/Ancillary	27.30	(294)	ZAONMART LIMITED (t/a Zaonmart/African Foods) (2)	Approx. 3 years from 01/07/2022 until 31/05/2025	£10,000
22	Ground	Retail/Ancillary	26.35	(284)	SILVER LINING SHEFFIELD LTD (t/a Silver Lining Sheffield) (3)	6 years from 01/07/2022 (3)	£10,000
24	Ground	Retail/Ancillary	28.50	(307)	JUNO BOOKS LTD (t/a Juno Books) (4)	3 years from 01/08/2022	£10,000
30	Ground First	Retail/Ancillary Ancillary	20.53 18.95	(221) (204)	H. CARVALHO (t/a Fluffie Alternative Fashion) (5)	3 years from 12/08/2022	£12,000
18-24	Rear Ground/Basement	Retail/Ancillary	209.75	(2,258)	VACANT	-	-
Total			304.08	(3,274)			£52,800

(1) The lease is subject to a mutual option to determine on or after 06/10/2025

(2) www.zaonmart.co.uk - An independent African supermarket that offers delivery service all across the UK

(3) www.silverliningstore.com - an independent Jewellers that have been trading for over 20 years and currently trade in over 7 locations across the UK . The lease is subject to a tenant only option to determine on or after 30/06/2025

(4) www.junobooks.co.uk - An independent bookshop

(5) www.blacktourmaline.co.uk - Fluffy Alternative Fashion is an independent clothes shop specialising in alternative fashion

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