## **South Yorkshire S11 8PY**

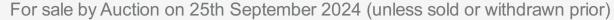
For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)





Long Income Freehold Public House guaranteed by Marston's PLC with RPI Linked Reviews

### **South Yorkshire S11 8PY**





### **Property Information**

## Long Income Freehold Public House guaranteed by Marston's PLC with RPI Linked Reviews

- Let to Marston's Estates Ltd, with guarantee from Marston's PLC, until June 2054 (no breaks)
- 30 years unexpired term
- Substantial Public House with Beer Garden
- 5 yearly RPI Linked Rent Reviews subject to 1% collar and 4% cap
- Rising to a minimum of £179,019 per annum in June 2029 (1.00% compounded) and a maximum of £207,233 per annum (4.00% compounded)
- Approximately 6,446 sq. ft. (598.85 sq. m.)
- Prominent location on busy Ecclesall Road (A625)
- Popular Leisure location
- Occupiers on Ecclesall Road (A625) include Pizza Express, Greene King, Nando's, Boots, KFC and Costa

Auction

**Status** 

Available

**Auction Venue** 

Live Streamed Auction

25th September 2024

### Lot

13

Rent

£170,331 per Annum Exclusive

#### 2170,001 por Almain Exolabite

Sector

#### Sector

Public House

On Behalf of a Major UK Fund

### Location

Miles 1

1 mile south of Sheffield City Centre, 29 miles south of Leeds, 30 miles east of Manchester

**Roads** A625, A61, A621

Rail Sheffield Station

Air Manchester Airport

### Situation

The property is well located on the northern side of Ecclesall Road (A625), a busy arterial route providing direct access to Sheffield City Centre. The property occupies a prominent position at its junction with Dover road, within a popular leisure hub with a high number of students living in the vicinity. Sheffield is a major educational centre with a student population of approximately 60,000 between the University of Sheffield (a top 100 world

University) and Sheffield Hallam University (the 6th largest University in the UK). Nearby occupiers including Nando's, Green King, Pizza Express, KFC, Costa and a mix of bars, restaurants and cafes.

### **Tenure**

Freehold

### **Description**

The property comprises a substantial public house on the ground, basement and first floors together with staff accommodation on the second floor. The property benefits from a beer terrace and garden to the front with an extensive frontage onto Ecclesall Road and Dover Road.

#### VAT

VAT is applicable to this lot.

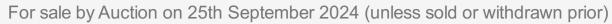
### **Completion Period**

Six week completion

#### DISCLAIME

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### **Tenancy & Accommodation**

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground Basement First Second	Public House Ancillary Dining Room Staff Accommodation	394.00 27.87 94.02 82.96	(4,241) (300) (1,012) (893)	MARSTON'S ESTATES LIMITED, guaranteed by MARSTON'S PLC	35 years and 3 days from 25/06/2019	£170,331.41	28/06/2029 and 5 yearly (1)
Total		598.85	(6,446)			£170,331.41	

(1) RPI Linked Rent Reviews subject to 1% and 4% collar and cap. Rising to a minimum of £179,019 per annum from 2029 applying minimum uplift of 1.00% per annum compounded and a maximum of £207,233 per annum (4.00% compounded).

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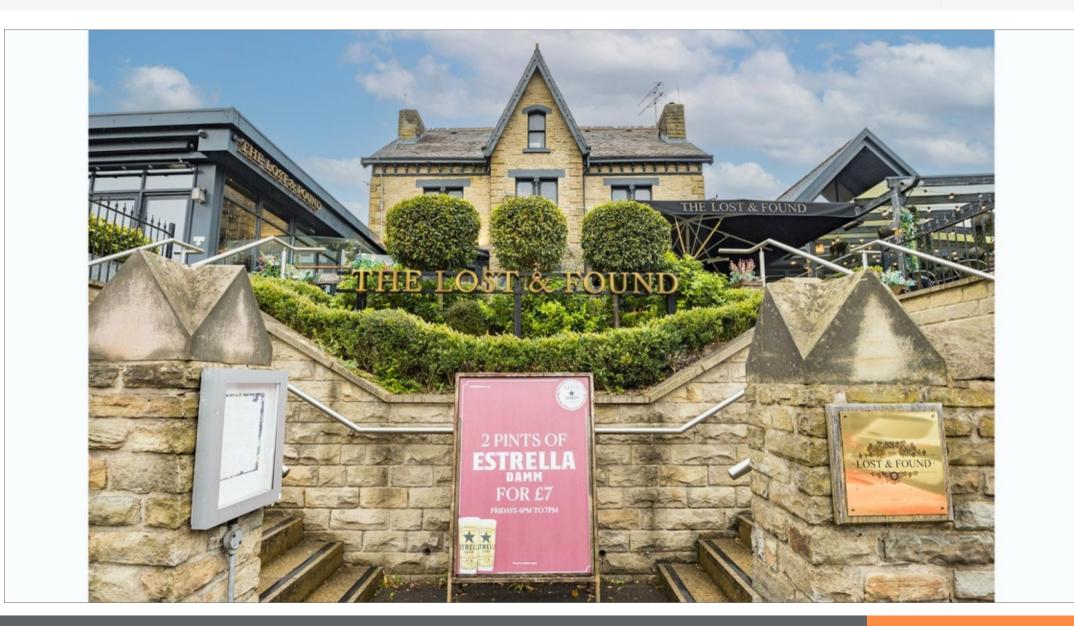




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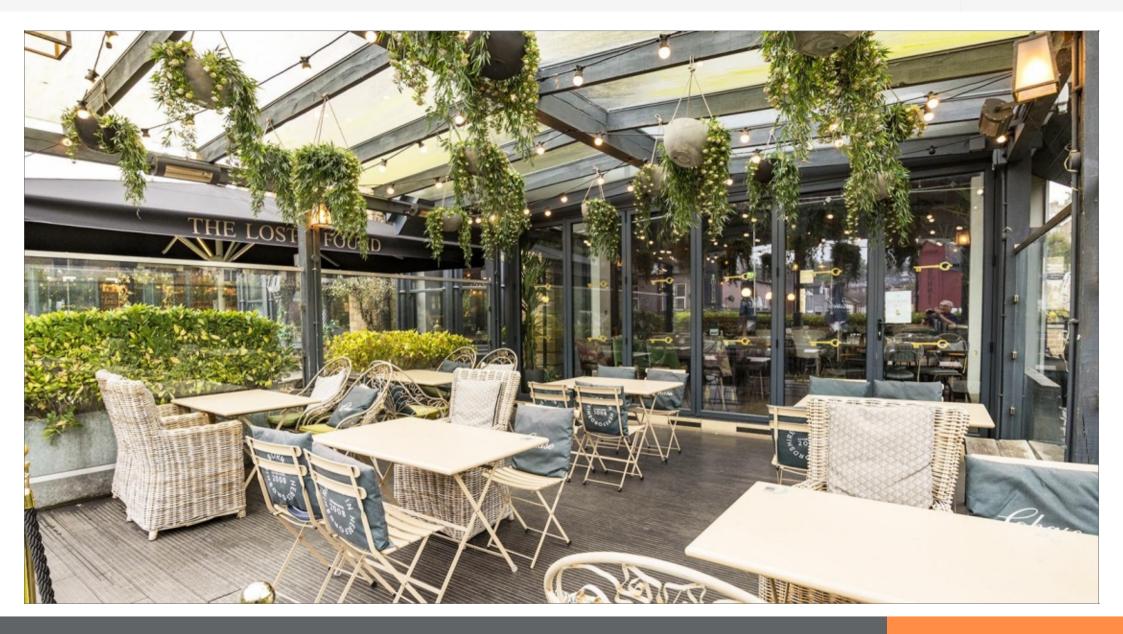




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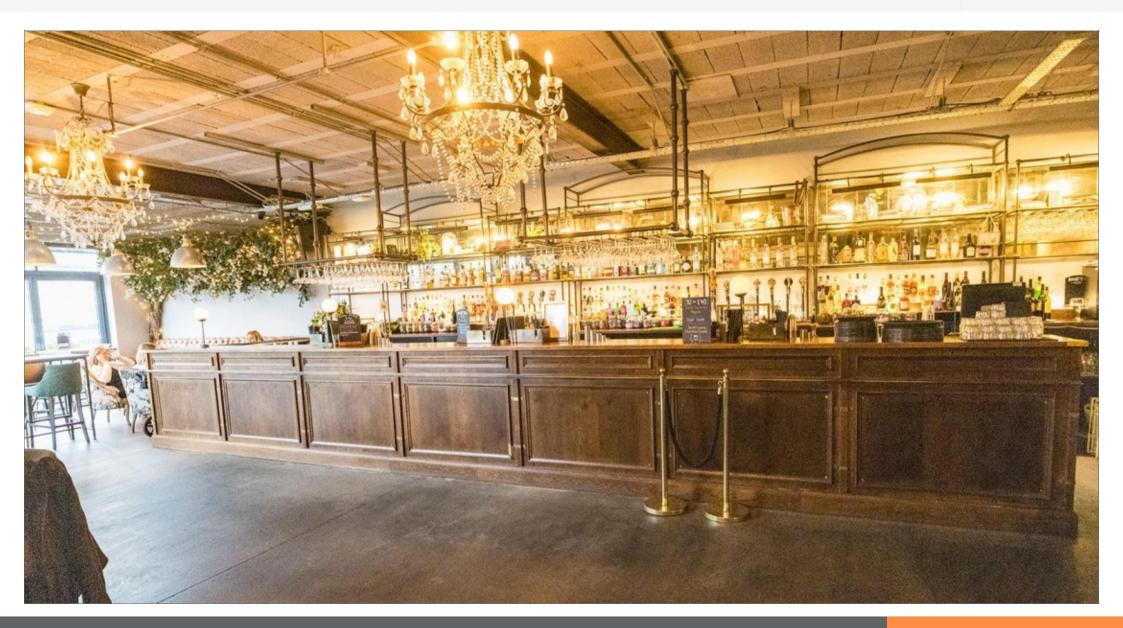


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### **Contacts**

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