

# Lot 13, The Lost & Found, 516 Ecclesall Road and 1-3 Dover Road, Sheffield, 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For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)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

[www.acutus.co.uk](http://www.acutus.co.uk)

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## 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

**Lot** 13 **Auction** 25th September 2024

**Rent** £170,331 per Annum Exclusive **Status** Available

**Sector** Public House **Auction Venue** Live Streamed Auction

On Behalf of a Major UK Fund

### Location

**Miles** 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

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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	Public House	394.00	(4,241)	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)
Basement	Ancillary	27.87	(300)				
First	Dining Room	94.02	(1,012)				
Second	Staff Accommodation	82.96	(893)				
<b>Total</b>		<b>598.85</b>	<b>(6,446)</b>			<b>£170,331.41</b>	

(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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## Contacts

### Acuitus

#### Jon Skerry

+44 (0)20 7034 4863

+44 (0)7736 300 594

[jon.skerry@acuitus.co.uk](mailto:jon.skerry@acuitus.co.uk)

#### Alexander Auterac

+44 (0)20 7034 4859

+44 (0)7713 135 034

[alexander.auterac@acuitus.co.uk](mailto:alexander.auterac@acuitus.co.uk)

### Seller's Solicitors

#### Forsters LLP

31 Hill Street

London

W1J 5LS

020 7863 8444

#### Smita Edwards

020 7863 8470

[smita.edwards@forsters.co.uk](mailto:smita.edwards@forsters.co.uk)

#### Paul Grayson

020 7863 8576

[paul.grayson@forsters.co.uk](mailto:paul.grayson@forsters.co.uk)

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