

Lot 35, 19-21 Haymarket, Sheffield,

South Yorkshire S1 2AW

For sale by Auction on 7th November 2024 (unless sold or withdrawn prior)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 B&M and Subway

Lot

35

Auction

7th November 2024

Rent

£73,351 per Annum Exclusive

Status

Available

Sector

High Street Retail

Auction Venue

Live Streamed Auction

Location

Miles

2 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.

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.

Note

The Special Conditions of Sale provide on COMPLETION for the BUYER shall pay to the SELLER in addition to the amount payable under CONDITION G6.2, the seller's full legal fees in the sum of £2,500 inclusive of VAT.

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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	Retail Ancillary	206.40 74.80	(2,222) (805)	HERON FOODS LIMITED (CRN 01392197) (2)	19 years from 06/08/2013 until 2032	£73,351.00	06/08/2028 linked to RPI (5/8/2032) (4)
First Second Third	Accommodation	Not Measured	Not Measured	XTREME PROPERTIES (UK) LTD (CRN 06596238)	150 years from 04/03/2010	Peppercorn	
Total Approximate Floor Area		281.20	(3,027) (1)			£73,315.00	

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

(2) Heron Food Ltd currently operate from 250 shops throughout the North and Midlands (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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2024