

Lot 27, 10-26 Campo Lane, Sheffield, South Yorkshire S1 2EF

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



Substantial Unbroken City Centre Mixed-Use Parade Investment

www.acuitus.co.uk

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Property Information

Substantial Unbroken City Centre Mixed-Use Parade Investment

- Directly behind Sheffield Cathedral in the City's Professional Quarter
- Fully-let unbroken parade comprising 5 shops, a recruitment agency and 3 x 2 bed and 3 x 1 bed flats let on AST's
- Tenants include a coffee shop, a cosmetic clinic, two barbers, a juice bar and a recruitment agency
- Located close to Fargate, High Street and various bust/tram routes in a mixed commercial, residential and student area

Lot

27

Auction

15th May 2025

Rent

Gross: £151,765 per Annum
Exclusive

Status

Available

Sector

High Street Retail, Residential

Auction Venue

Live Streamed Auction

Location

Roads

A61, A57, M1

Rail

Sheffield Railway Station

Air

Leeds Bradford Airport

Situation

The property is situated on the north side of Campo Lane, directly behind Sheffield Cathedral and a short distance from the main retailing facilities in Sheffield City Centre. The City is home to two prestigious universities, with Sheffield University and Sheffield Hallam University having over 60,000 students. Located in the "Professional Quarter", the immediate vicinity provides for numerous student accommodation buildings, hotels and an eclectic mix of bars and restaurants.

Tenure

Leasehold. Held on three separate titles (10-16 Campo Lane, 18-24 Campo Lane and 26 Campo Lane), all held from Sheffield City Council, each for a term of 200 years from 1928 (circa 103 years unexpired) at a total ground rent of £127 pa.

EPC

The EPC's will be available to view online in the solicitor's legal pack.

Description

The property comprises an substantial unbroken parade providing five shops, four storey office (recruitment agency) and six separately accessed two/three bed flats on the upper floors.

VAT

VAT is applicable to this lot.

Octopus Bridging Loan for Buyers

DISCLAIMER

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Tenancy & Accommodation

Address	Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.
10 Campo Lane	Ground Basement	Retail Ancillary	20.90 18.70	(224) (200)	M. WILLIAMS t/a Citadel Barbers	3 years from 07/07/2022	£9,100
12 Campo Lane	Ground Basement	Retail Ancillary	20.80 14.70	(223) (158)	H.S. AL MUTLAG t/a Juicepresso	5 years from 01/10/2024	£7,500
16 Campo Lane	Ground	Retail	19.80	(213)	M. SALEH t/a Pink Cosmetic Clinic	2 years from 10/07/2023	£8,000
18-24 Campo Lane	Ground Basement First Second	Office Office Office Office	34.30 28.30 36.80 36.70	(369) (304) (396) (395)	DUTTON RECRUITMENT LIMITED (2)	3 years from 01/03/2025	£30,000
26 A Campo Lane	Ground	Retail	34.27	(368)	D & T FROUD t/a Coffee Shop	2 years from 01/07/2024	£11,025
26 B Campo Lane	Ground Basement	Retail Ancillary	33.12 56.20	(356) (604)	S1 BARBERS LTD t/a Chambers Barbers	3 years from 25/03/2022 (Holding Over)	£12,000
Flat 1 St Peter's Chambers	-	Residential	-	-	INDIVIDUAL	AST from 01/07/2024 until 30/06/2025 at £910 pcm	£10,920
Flat 2 St Peter's Chambers	-	Residential	-	-	TWO INDIVIDUALS	AST from 01/07/2024 until 30/06/2025 at £910 pcm	£10,920
Flat 3 St Peter's Chambers	-	Residential	-	-	INDIVIDUAL	AST from 08/07/2024 until 30/06/2025 at £935 pcm	£11,220
Flat 1 Campo Chambers	-	Residential	-	-	TWO INDIVIDUALS	AST from 03/07/2024 until 30/06/2025 at £1,170 pcm	£14,040
Flat 2 Campo Chambers	-	Residential	-	-	TWO INDIVIDUALS	AST from 03/07/2024 until 30/06/2025 at £1,170 pcm	£14,040
Flat 3 Campo Chambers	-	Residential	-	-	TWO INDIVIDUALS	AST from 01/07/2024 until 30/06/2025 at £1,083.33 pcm	£13,000
Total Approximate Commercial Floor Area			354.59	(3,810)			£151,765

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

(2) The tenant is currently fitting out and due to take occupation in the middle of May.

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PROPOSED SECOND FLOOR PLAN
SCALE 1/80



PROPOSED THIRD FLOOR PLAN
SCALE 1:50



CAMPO LANE ELEVATION
SCALE 1:100



PARADISE STREET ELEVATION
SCALE 1/100

B	WINDTUNNEL TEST	11-13-18
C	WINDTUNNEL NOISE CONTROL TEST	21-11-18
D	SPRAC CORP NOISE TREATMENT CHART	21-12-18
E	CLACK REBUILT	21-07-17

FILE KEY:

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2024