

Lot 29, 19-21 Haymarket, Sheffield,
South Yorkshire S1 2AW

For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)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, rising to a minimum and maximum of in 2028.
- Prominently positioned in one of Sheffield's main retail areas
- Nearby occupiers include B&M and Subway

Lot

29

Auction

10th July 2025

Rent

£73,351 per Annum Exclusive

Rising to a minimum of £79,019.56 pax and a maximum of £87,118.98 pax in 2028. (4)

Sector

High Street Retail

Status

Available

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

C

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)

There is a proposal for the adjoining site to be developed into a retail unit and 28 residential apartments under planning references 24/01544/FUL and 18/03854/FUL.

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.

DISCLAIMER

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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) (5)
First Second Third	Accommodation	Not Measured	Not Measured	XTREME PROPERTIES (UK) LTD (CRN 06596238)	150 years from 04/03/2010	Peppercom	
Total Approximate Floor Area		281.20	(3,027) (1)			£73,315.00 - Rising to a minimum of £79,019.56 pax and a maximum of £87,118.98 pax in 2028. (4)	

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

(2) Heron Food Limited (CRN:01392197) currently operate from 340 shops nationwide (<https://heronfoods.com/about/>). For the 53 weeks ending 30th March 2024 Heron Foods Limited (CRN 01392197) reported a pre tax profit of £560,585,000 and Net Assets of £98,064,000 and pre tax profits of £22,708,000. (Report and Financial Statements as published at Companies House 21/10/2024)

(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. Therefore, the rent will increase to a minimum of £79,019.56 pax and a maximum of £87,118.98 pax in August 2028. In arriving at this calculation, the Published Index for April 2025 has been used. See the Rent Review provision in the lease.

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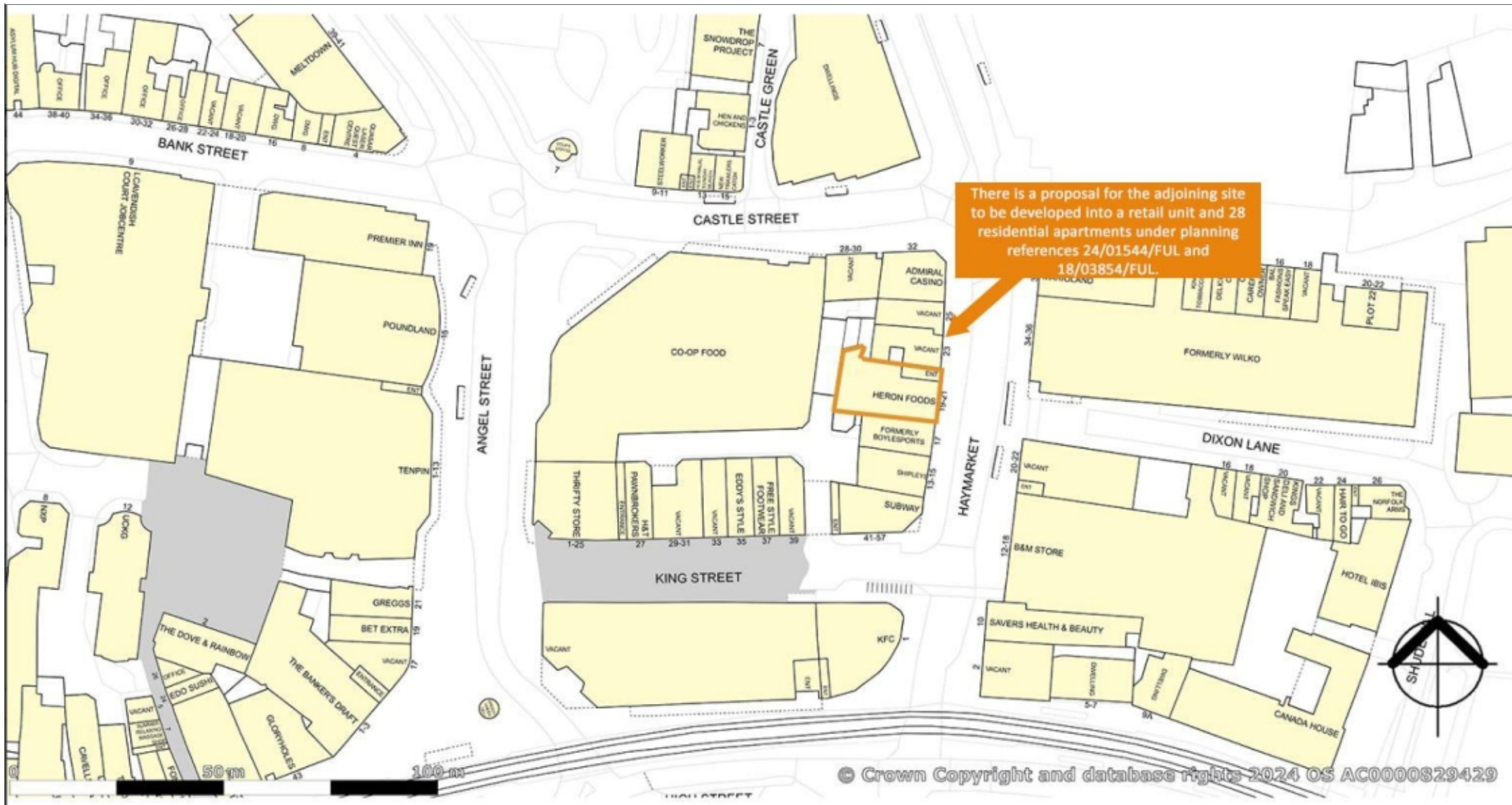
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2024