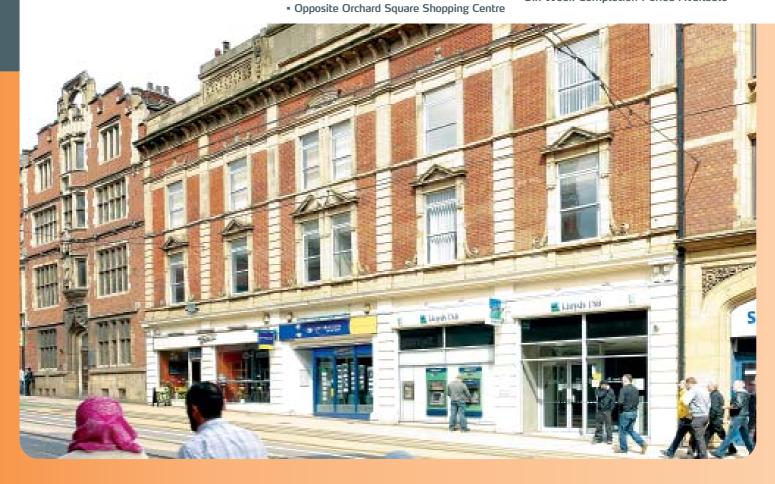
## Lloyds Bank Chambers, 8-16 Church Street & 9 James Street lot 25 Sheffield, South Yorkshire S1 1HP Freehold Bank, Retail & Office Investment • Entirely let to Lloyds TSB Bank plc

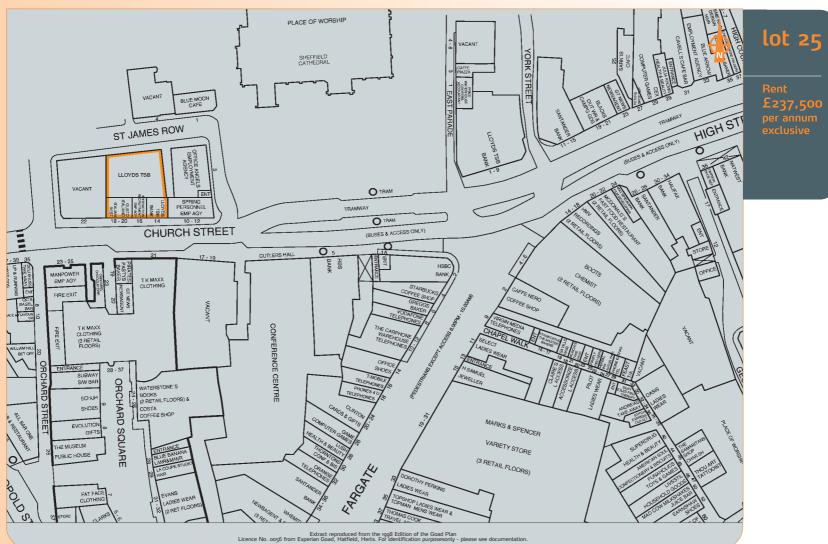
xclusive

- City centre location
- Nearby occupiers include RBS, Bradford & Bingley, HSBC, TK Maxx and Boots
- Six Week Completion Period Available





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### Location

Miles:	6.5 miles south-west of Rotherham
	34 miles south of Leeds
	36 miles north of Nottingham

Roads:

Rail<sup>.</sup>

A61, A57, M1 Sheffield Railway Station Doncaster/Sheffield International Airport Air:

Church Street is situated in the heart of Sheffield city centre and is a direct extension to High Street. The property is predominantly on the north side of Church Street and extends back to St James' Street where it benefits from rear access. Orchard Square Shopping Centre is opposite the property with other nearby occupiers including RBS, Bradford & Bingley, HSBC, TK Maxx and Boots.

The property comprises a banking hall with two self-contained retail units on the ground floor, basement storage accommodation, first and second floor office accommodation and third floor storage accommodation. The upper floors are accessed from within the banking hall and benefit from air conditioning and 2 passenger lifts.

## Freehold.

VAT

VAT is applicable to this lot.

There will be block viewings for this property.

Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Mark Symonds. Tel: +44 (o)20 7034 4858.

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The LPA Receivers are not bound to accept the highest or any offer and are acting without personal liability.

## Six Week Completion Period Available

	Tenancy	and	accommodation
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Floor	Use	Floor Ar	eas (Approx)	Tenant	Term	Rent p.a.x.	Reversion			
Ground Basement First Second Third	Retail Storage Office Office Storage	462.00 sq m 433.20 sq m 514.12 sq m 471.29 sq m 35.49 sq m	(4,973 sq ft) (4,663 sq ft) (5,534 sq ft) (5,073 sq ft) (382 sq ft)	LLOYDS TSB BANK PLC (1) (2)	25 years from 29/09/1989 on a full repairing and insuring lease	£237,500	(29/09/2014)			
Totals		1,916.10 sq m	(20,625 sq ft)			£237,500				
(1) Llowds TSB Back old forms part of the larger Llowds Backing Group old which is the largest retail back in the LIK sequing over thirty million people worldwide										

(www.lloydsbankinggroup.com 26/04/2012) (2) The ground floor area above is for all three retail units. The tenant has sub-let units to Magic Gusto Ltd (t/a Café Piazza) until 2014 at a current rent reserved of £37,500 p.a.x. and Kelly Services (UK) Ltd (t/a Interaction Recruitment) until 2014 at a current rent reserved of £24,750 p.a.x.

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