

lot 25

Lloyds Bank Chambers, 8-16 Church Street & 9 James Street Sheffield, South Yorkshire S1 1HP

Rent
£237,500
per annum
exclusive

Freehold Bank, Retail & Office
Investment

- Entirely let to Lloyds TSB Bank plc
- City centre location
- Opposite Orchard Square Shopping Centre
- Nearby occupiers include RBS, Bradford & Bingley, HSBC, TK Maxx and Boots
- Six Week Completion Period Available



On the Instructions of
Shay Bannon and Mark
Shaw of BDO LLP acting
as Joint Administrators/
LPA Receivers



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Location

Miles: 6.5 miles south-west of Rotherham
34 miles south of Leeds
36 miles north of Nottingham
Roads: A61, A57, M1
Rail: Sheffield Railway Station
Air: Doncaster/Sheffield International Airport

Situation

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.

Description

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.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Viewings

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 (0)20 7034 4858.

Note

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

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	462.00 sq m (4,973 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)
Basement	Storage	433.20 sq m (4,663 sq ft)				
First	Office	514.12 sq m (5,534 sq ft)				
Second	Office	471.29 sq m (5,073 sq ft)				
Third	Storage	35.49 sq m (382 sq ft)				
Totals		1,916.10 sq m (20,625 sq ft)			£237,500	

- (1) Lloyds TSB Bank plc forms part of the larger Lloyds Banking Group plc which is the largest retail bank in the UK serving 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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