

lot 28

517 Manchester Road Stocksbridge, Sheffield, South Yorkshire S36 1DH

Rent
£52,170
 per annum
 exclusive
 rising to
£59,026
 p.a.x. in 2019
 and **£66,782**
 p.a.x. in 2024

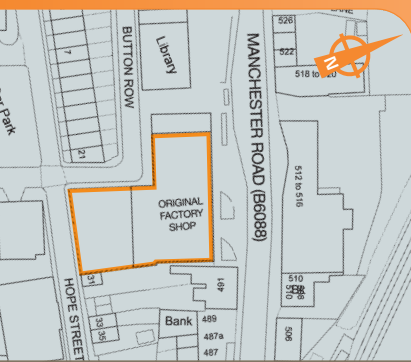
Freehold Retail Investment

- Entirely let to The Factory Shop Limited (guaranteed by The Factory Shop Group Limited) until October 2029 (no breaks)
- Fixed Rental Uplifts in 2019 and 2024
- Approximately 867.20 sq m (9,334 sq ft)

- 200 metres from proposed £42 million Fox Valley mixed use development
- Nearby occupiers include Ladbroke's, HSBC, The Local Off Licence and Co-Operative Supermarket and Pharmacy
- Six Week Completion



On behalf of Administrators



Location

Miles: 10 miles north of Sheffield
 22 miles west of Doncaster
 30 miles east of Manchester
Roads: A616, A629, M1 (Jct 36)
Rail: Penistone Rail
Air: Sheffield City Airport, Robin Hood Doncaster Airport

Situation

The property is situated on the southern side of Manchester Road (B6088) within Stocksbridge town centre. Nearby occupiers include Ladbroke's, HSBC, The Local Off Licence and Co-Operative Supermarket and Pharmacy.

The property lies approximately 200 metres from the £42 million Fox Valley mixed use development which will provide a 63,000 sq ft Tesco, retail units, café and restaurant units, office space and 635 customer car parking spaces. Further information is available at www.dransfield.co.uk

Description

The property comprises a ground floor retail unit with storage and ancillary accommodation on the first floor. The property benefits from servicing access and car parking to the rear.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Note

This property is being marketed for sale on behalf of the Administrators and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Administrators to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Administrators are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews		
Ground First	Retail/Storage Storage/Ancillary	768.80 sq m 98.40 sq m	(8,275 sq ft) (1,059 sq ft)	THE FACTORY SHOP LIMITED (1) (guaranteed by The Factory Shop Group Limited)	25 years from 18/10/2004 until 17/10/2029 on a full repairing and insuring lease	£52,170	18/10/2019 and 18/10/2024 (2)		
						£52,170 rising to £59,026 p.a.x. in 2019 and £66,782 p.a.x. in 2024			
Totals		867.20 sq m (9,334 sq ft)							

- (1) For the year ending 31st March 2013, The Factory Shop Limited reported a turnover of £161,996,000, pre-tax profits of £8,380,000 and a total net worth of £36,661,000. (Source: www.riskdisk.com 04/11/2013)
- (2) Under the terms of the lease there are fixed rental uplifts to £59,026 p.a.x. in 2019 and to £66,782 p.a.x. in 2024.

For further details please contact:

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