

lot 33

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

Rent
£7,750
per annum
exclusive

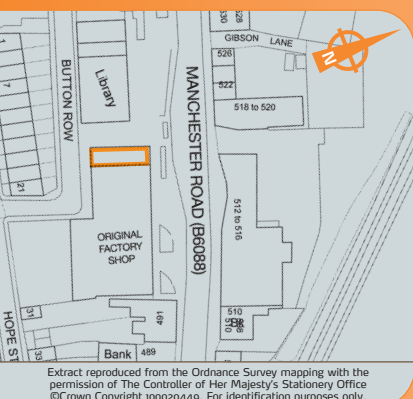
Freehold Retail Investment

- Entirely let to National Co-Operative Chemists Limited (t/a Co-Operative Pharmacy) until 2020 (subject to option)
- Town Centre Location on Manchester Road (B6088)

- 200 metres from proposed £42 million Fox Valley mixed use development
- Nearby occupiers include Ladbrokes, HSBC, The Local Off Licence and Original Factory Shop
- 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 Ladbrokes, HSBC, Co-Op Supermarket, The Local Off Licence and The Original Factory Shop.

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.

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.	Review
Ground	Retail	80.20 sq m (863 sq ft)	NATIONAL CO-OPERATIVE CHEMISTS LIMITED (t/a Co-Operative Pharmacy) (1)	15 years from 11/07/2005 until 11/07/2020 on a full repairing and insuring lease (2)	£7,750	17/10/2014
Totals		80.20 sq m (863 sq ft)			£7,750	

- (1) Co-Operative Pharmacy is the third largest pharmacy chain in the UK, and the largest one in Wales, operating through 774 branches. (Source: www.co-operativepharmacy.co.uk 13/01/2014)
- (2) The lease provides a tenant option to determine on the tenth anniversary of the lease. A 2010 tenant option to determine was not exercised.

For further details please contact:

Gwen Thomas
Tel: +44 (0)20 7034 4857.
Email: gwen.thomas@acuitus.co.uk
Sandy Hamilton
Tel: +44 (0)20 7034 4861.
Email: sandy.hamilton@acuitus.co.uk
www.acuitus.co.uk

Solicitors:

Addleshaw Goddard LLP
Sovereign House, Sovereign Street, Leeds LS1 1HQ
Tel: +44 (0)113 209 2377.
Email: katie.guest@addleshawgoddard.com
Ref: Katie Guest.