

## lot 20

19-21 Haymarket  
Sheffield, South Yorkshire S1 2AW

Rent  
**£52,000**  
per annum  
exclusive  
Subject to  
Note below

## Freehold Retail Investment

- Let to Heron Foods Ltd on a 19 year lease
- Heron Foods Ltd was incorporated in 1978 and has reported profits for the last 26 years
- Major city centre location close to Sheffield Hallam University

- Guaranteed rental increases with rent reviews linked to Retail Price Index (RPI) (subject to a minimum of 1.5% and a maximum of 3.5%)
- Nearby occupiers include Co-operative Food, Premier Inn, Wilko and Primark



## Heron Foods

## Location

Miles: 38 miles east of Manchester  
39 miles south of Leeds  
38 miles north of Nottingham

Roads: A57, A61, M1  
Rail: Sheffield Rail Station  
Air: Manchester Airport

## Situation

The property is situated on the west side of Haymarket in Sheffield city centre. Nearby occupiers include Co-operative Food, Premier Inn, Wilko and Primark and Sheffield Hallam University is in close proximity.

## Description

The property comprises retail and ancillary accommodation on the

basement and ground floors with the upper floors let on a long lease. The property benefits from a rear service yard accessed from King Street.

## VAT

VAT is applicable to this lot.

## Tenure

Freehold.

## Note

A very small part of the rear of the property, upon which is an electricity substation and 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.

## Six Week Completion

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	206.40 sq m (2,222 sq ft)	<b>HERON FOODS LTD (1)</b>	19 years from 06/08/2013 until 2032 on a full repairing and insuring lease	£52,000	Rental increases linked to RPI (subject to minimum of 1.5% and a maximum of 3.5%) 5 yearly annually compounded
Basement	Ancillary	74.80 sq m (805 sq ft)				
First, Second Ancillary (2) & Third		Not measured	<b>XTREME PROPERTIES (3)</b>	150 years from 04/03/2010	Peppercorn	
<b>Total Commercial Area</b>		<b>281.20 sq m (3,027 sq ft)</b>			<b>£52,000</b>	

(1) Heron Foods Ltd was incorporated in 1978 and operates from some 235 outlets nationally. For the year ending 28/12/2013, Heron Foods Limited reported a turnover of £249,688,954, pre-tax profits of £2,301,042 and a total net worth of £26,419,497. (Source: www.experian.co.uk 15/09/2015)

(2) Planning permission was granted by Sheffield City Council for the "use of upper floors as 5 two bedroom flats and associated external alterations".

(3) As to the lease of the upper parts in favour of Xtreme Properties, the Seller has received an application to assign the lease to Naseem Hamed Enterprises Limited.

## For further details please contact:

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## Buyer's Legal Report Service

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## Seller's Solicitors:

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