

72 The Moor Sheffield, South Yorkshire S1 4PA

Retail Investment in Improving Pedestrianised City Centre Location

- Let to G.R and M.M Blackledge plc (t/a Bodycare)
- Totalling approximately 424.27 sq m (4,567 sq ft)
- New Cinema/Leisure Complex and Primark Store under construction – due to open 2016/2017

- Nearby occupiers include Sainsbury's Supermarket, TJ Hughes Department Store, Debenhams, Boots the Chemist, Poundland, Iceland and Superdrug

lot 68

Rent
£50,000
per annum
exclusive
(gross)

On behalf of
Receivers **CBRE**

Location

Miles: 33 miles south of Leeds
38 miles east of Manchester
Roads: A57, A61, A360, A361, M1 (Junction 33 & 34)
Rail: Sheffield Railway Station
Air: Robin Hood Doncaster/Sheffield Airport

Situation

The property is prominently situated in the popular University City of Sheffield, on the western side of the pedestrianised The Moor, between its junctions with Rockingham Gate and Holy Green. Nearby occupiers include Sainsbury's Supermarket, Debenhams, Boots the Chemist, Poundland, Iceland and Superdrug. A new retail and leisure development situated just below Debenhams, is currently under construction (due to open in 2016/2017) and will include flagship fashion retailer Primark, seven restaurants and a 9 screen cinema.

Description

The property comprises a ground floor retail unit with ancillary accommodation at first and second floors.

Tenure

Long Leasehold. Held for a term of 99 years expiring 24th March 2062 at a fixed ground rent of £775 per annum.

VAT

VAT is applicable to this lot.

Six Week Completion

Note

This property is being marketed for sale on behalf of Fixed Charge Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Fixed Charge Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Fixed Charge Receivers 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.	Reversion
Ground	Retail/Ancillary	247.35 sq m (2,663 sq ft)	GR AND MM BLACKLEDGE PLC (t/a Bodycare)	5 years from 24/12/2013	£50,000	23/12/2018
First	Ancillary	115.03 sq m (1,238 sq ft)				
Second	Ancillary	61.88 sq m (666 sq ft)				
Totals		424.27 sq m (4,567 sq ft)			£50,000	

(i) For the year ending 31st December 2014, GR and MM Blackledge PLC reported a turnover of £132,083,249, pre-tax profits of £3,182,616 and a total net worth of £20,981,707 (Source: Experian Group 22/02/2016).

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