

lot 23

# Steel House

53-59 West Street and 4 Holly Lane, Sheffield, South Yorkshire, S1 4EQ

Rent  
£12,500 per  
annum  
exclusive

Freehold City Centre Leisure Investment

- Entirely let to Star Pubs & Bars (Property) Limited (formerly known as Scottish & Newcastle Pub Company (Property) Limited) - a part of the Heineken UK Company
- Let on lease expiring in April 2034 (subject to option)
- Recent substantial refit by subtenant
- Close to Sheffield and Sheffield Hallam Universities, and Sheffield's Retail Quarter
- Future potential to convert upper parts to residential (subject to lease and consents)
- Approximately 15,648 sq ft

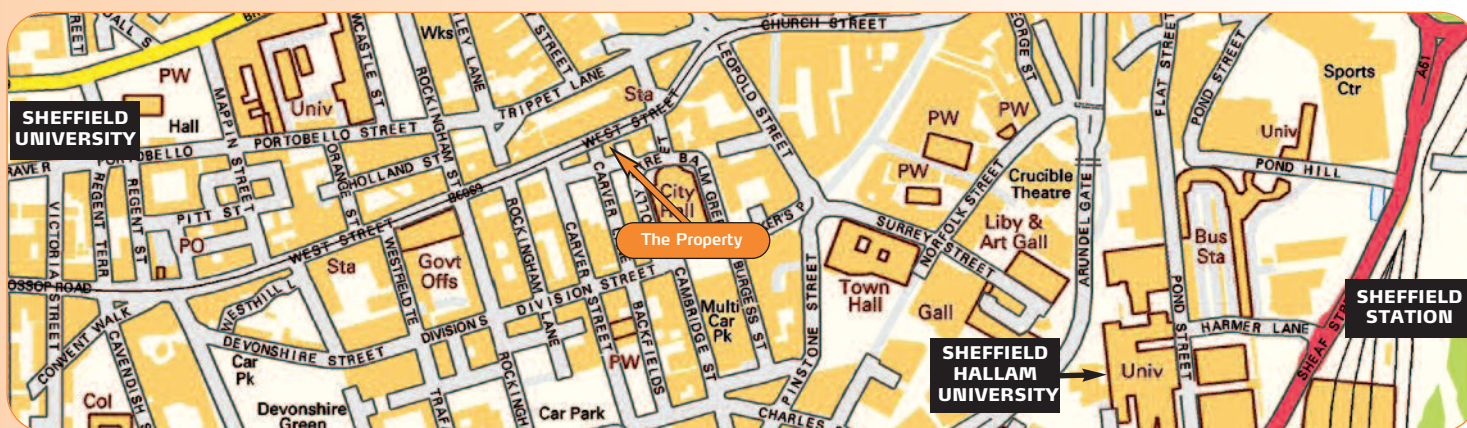


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Rent  
£112,500  
per annum  
exclusive



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**Location**

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

**Situation**

The property is situated in the heart of Sheffield's "Devonshire Quarter", an area known for its variety of independent shops, pubs and bars. The property is located on the southern side of West Street, between its junctions with Carver Lane and Holly Lane. West Street is one of the destination music and entertainment streets in Sheffield, with a number of bars, pubs and nightclubs. West Street benefits from excellent bus communications, with routes directly to The University of Sheffield (0.3 miles), and Sheffield Hallam University (0.4 miles). Other occupiers on West Street include Zizzi's, Nando's, Tesco Metro and a number of independent bars. The property is located close to the city's planned £480 million redevelopment of its Retail Quarter.

**Description**

The property comprises a bar/nightclub at ground and part first floors, with ancillary accommodation at basement, part first, second and third floors.

**Tenure**

Freehold.

**VAT**

VAT is applicable to this lot.

**Six Week Completion**

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Bar/Nightclub	362.59 sq m (3,903 sq ft)	<b>STAR PUBS &amp; BARS (PROPERTY) LIMITED (1)</b>	35 years less one day from 09/04/1999 until 08/04/2034 (2) on a full repairing and insuring lease	£112,500	09/04/2019 and five yearly thereafter
Basement	Bar/Ancillary	228.99 sq m (2,465 sq ft)				
First	Ancillary	302.76 sq m (3,259 sq ft)				
Second	Ancillary	275.91 sq m (2,970 sq ft)				
Third	Ancillary	283.44 sq m (3,051 sq ft)				
<b>Totals</b>		<b>1,453.69 sq m (15,648 sq ft)</b>			<b>£112,500</b>	

(1) Star Pubs & Bars run around 1,100 pubs and bars throughout the UK. Star Pubs & Bars is the leased pub business of Heineken UK, the UK's leading beer and cider producer, behind drinks including Strongbow, Bulmers, Heineken, Fosters and Kronenbourg 1664. (Source: www.heineken.co.uk and www.starpubs.co.uk 07/06/2016). The property is sub-let to a tenant trading as OMG, who trade from other venues in Bristol, Swansea and Plymouth.  
(2) The lease is subject to a tenant option to determine on 8th April 2024.

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