

# Lot 6

£204,813 per annum exclusive

201 Woodbourn Road,  
**Sheffield, South Yorkshire S9 3LR**

Freehold Trade Counter Investment



## Key Details

- Let to M.K.M Building Supplies Limited
- Approximately 0.69 hectares (1.70 acres) providing a site coverage of 33%
- Established Trade Counter location with good access to the A57
- Prominent position within well established Parkway Industrial Estate

## Location

**Miles:** 2 miles east of Sheffield City Centre  
30 miles south of Leeds  
35 miles east of Manchester

**Roads:** A57

**Rail:** Darnall Railway Station, Sheffield Railway Station

**Air:** Robin Hood Doncaster Sheffield Airport

## Situation

The property is situated off Parkway Drive, accessed off Sheffield Parkway and within close proximity to the Parkway Wholesale Markets and Costco Wholesale. The property is also within two miles of Sheffield City Centre. Other occupiers on the estate include Makro, Booker wholesale, Criterion packaging and Pentagon Sheffield.

## Description

The property comprises a substantial industrial building benefiting from an eaves height of approximately 6m/20ft, a mezzanine floor, two vehicle access loading doors and an extensive yard. The property also has a two storey addition with first floor office accommodation. The total site extends to approximately 0.69 hectares (1.70 acres) with an approximate site coverage of 33%.

## Tenure

Freehold.

## VAT

VAT is applicable to this lot.

## Six Week Completion

## Tenancy and accommodation

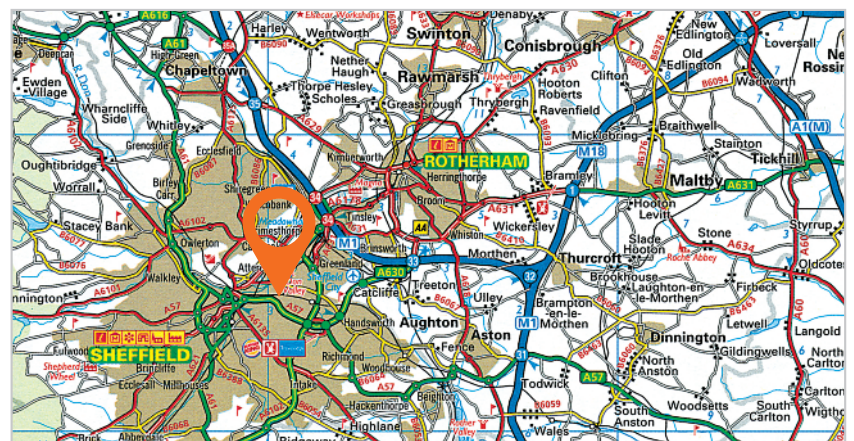
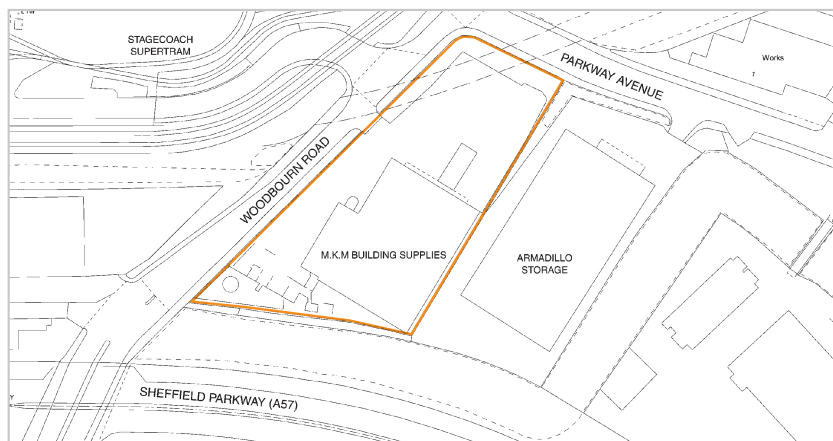
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| Floor         | Use           | Floor Areas (Approx) |                       | Tenant                              | Term                                      | Rent p.a.x.     | Review         |
|---------------|---------------|----------------------|-----------------------|-------------------------------------|---|-----------------|----------------|
| Ground        | Trade Counter | 2,239.32 sq m        | (24,104 sq ft)        | M.K.M BUILDING SUPPLIES LIMITED (1) | 15 years from 16/03/2007 until 15/03/2022 | £204,813 (2)    | 16/03/2017 (2) |
| First         | Office        | 207.95 sq m          | (2,238 sq ft)         |                                     |   |                 |                |
| <b>Totals</b> |               | <b>2,447.27 sq m</b> | <b>(26,342 sq ft)</b> |                                     |   | <b>£204,813</b> |                |

(1) For the year ending 30th September 2015, M.K.M Building Supplies Limited reported a turnover of £251,916,000, pre-tax profits of £16,077,000 and a net worth of £20,222,000. (Source: Riskdisk 10/01/2017) MKM is the UK's largest independent builders merchant, with 47 branches across England and Scotland. (Source: www.mkmbms.co.uk/)

(2) The current rent reserved under the terms of the lease is £181,025 per annum exclusive. The lease provides for a fixed increase in rent to £204,813 per annum exclusive on 16/03/2017.



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