

# Lot 46

£42,500 per annum exclusive

## 13/15 Haymarket, Sheffield, South Yorkshire S1 2AW

Freehold Retail Investment



### Key Details

- Major City Centre location close to Sheffield Hallam University
- Entirely let until September 2035 (subject to option)
- Potential to Convert Upper Parts to Residential (subject to consents)
- Nearby occupiers include Primark, Premier Inn, Wilko and Co-operative Food

### Location

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

**Roads:** A57, A61, M1

**Rail:** Sheffield Rail Station

**Air:** Manchester Airport

### Situation

Haymarket is a prominent shopping thoroughfare in Sheffield City Centre. The property is situated on the western side, close to its junction with King Street. Nearby occupiers include Primark, Premier Inn, Wilko and Co-operative Food, with Sheffield Hallam University also in close proximity.

### Description

The property comprises a ground floor retail unit currently trading as an adult gaming centre with ancillary accommodation on first, second and third floors.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

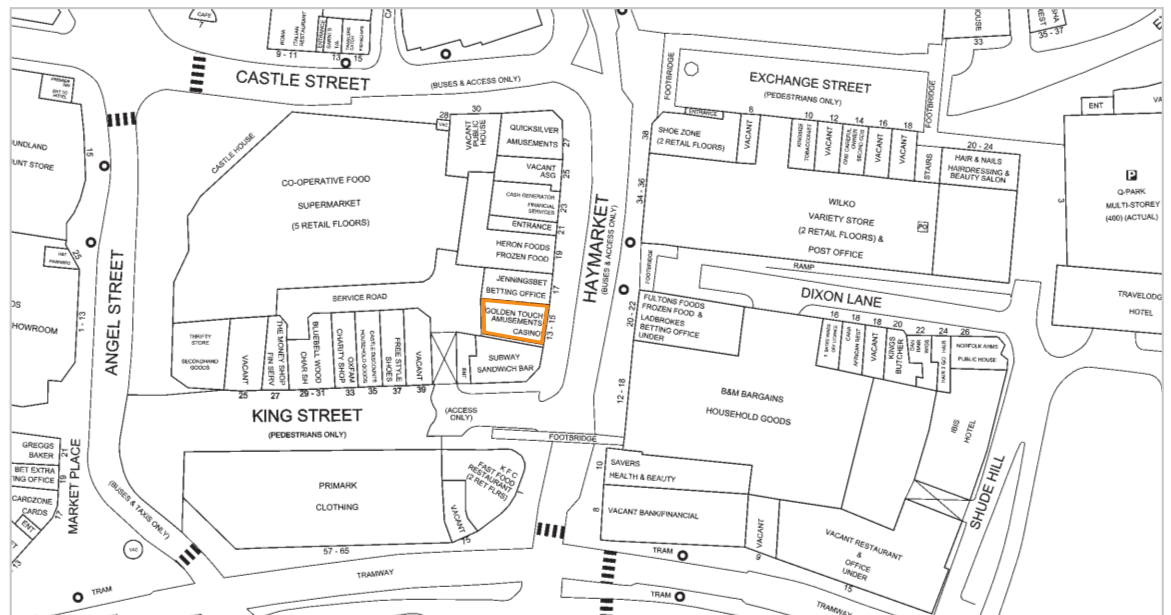
### Six Week Completion

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Adult Gaming Centre	119.00 sq m (1,281 sq ft)	S.A.L HOLDINGS LIMITED t/a Golden Touch Amusements	20 years from 28/09/2015 (2)	£42,500	28/09/2020 and 5 yearly (27/09/2035)
First	Ancillary	96.00 sq m (1,033 sq ft)				
Second	Ancillary	75.00 sq m (807 sq ft)				
Third	Ancillary	88.00 sq m (947 sq ft)				
<b>Total</b>		<b>378.00 sq m (4,068 sq ft)</b>			<b>£42,500</b>	

(1) Golden Touch Amusements offer a premier gaming experience with over 10 venues in the UK (Source: [www.goldentouch.uk.com](http://www.goldentouch.uk.com) 21/02/2017).

(2) The lease provides a tenant option to determine on 28/09/2022 and 28/09/2029 subject to 6 months' written notice.



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