

# 204 Dykes Hall Road, Wadsley, Sheffield, South Yorkshire S6 4EX

Freehold Convenience Store Investment

**Lot 12**

£52,709 per annum  
exclusive



## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Convenience Store	340.57 sq m (3,666 sq ft)	TESCO STORES LIMITED (1)	20 years from 26/01/2011 until 25/01/2031 on a full repairing and insuring lease (2)	£52,709	26/01/2021 26/01/2026 (3)
First	Ancillary/Office	35.30 sq m (380 sq ft)				
<b>Total</b>		<b>375.87 sq m (4,046 sq ft)</b>			<b>£52,709</b>	

- (1) Tesco is one of the largest supermarket chains in the UK, with over 3,500 stores and over 310,000 employees (Source: www.tescopl.com 25/04/2017).  
 (2) The lease provides an option to determine on 26/01/2021.  
 (3) The rent reviews are linked to the Retail Price Index to a minimum of 1% and a maximum of 4% compounded per annum. The rent will therefore increase to a minimum of £55,397.69 pa in January 2021 and £58,223.53 pa in January 2026.

## Key Details

- Entirely let to Tesco Stores Limited until 2031 (subject to option)
- Located in popular Sheffield suburb
- Minimum RPI linked rental uplifts with rent rising to a minimum of £55,398 p.a. in 2021 and £58,224 p.a in 2026 (3)

## Location

**Miles:** 3 miles north-west of Sheffield City Centre  
**Roads:** A61, M1 (Junction 34)  
**Rail:** Hillsborough Park (Sheffield Supertram)  
**Air:** Doncaster Sheffield Airport

## Situation

The property is located less than 3 miles north-west of Sheffield city centre, occupying a prominent position on Dykes Hall Road just north of its junction with Middlewood Road, Wadsley's main retailing pitch. Wadsley benefits from strong transport links to the City Centre via the A61 and the Sheffield Supertram. The surrounding area is predominantly residential with William Hill and a few local retailers also located nearby.

## Description

The property comprises a ground floor convenience store with ancillary accommodation at first floor and benefits from an on-site ATM. The property benefits from a site area of approximately 0.084 hectares (0.21 acres), providing parking for approximately 7 cars.

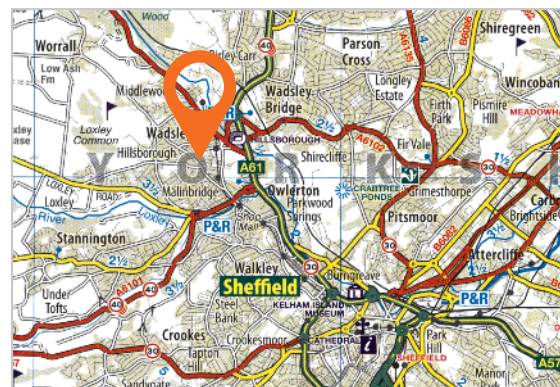
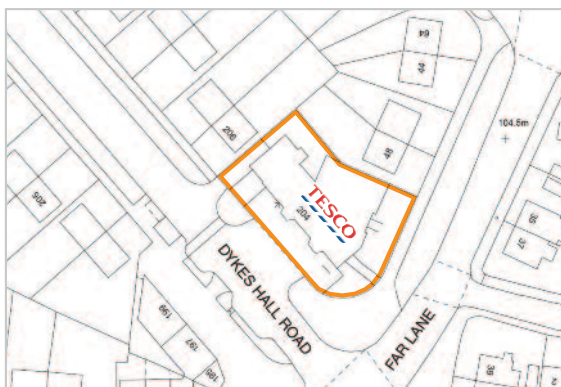
## Tenure

Freehold.

## VAT

VAT is applicable to this lot.

## Six Week Completion



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