

## Lot 35

£82,500 per annum  
exclusive with 3 vacant  
retail units to be let

18-36 Chapel Walk,  
**Sheffield, South Yorkshire S1 2PD**

City Centre Retail Parade Investment





## Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/ (Reversion)
18	Ground Basement	Retail/Ancillary Ancillary	75.71 sq m 68.93 sq m	(815 sq ft) (742 sq ft)	CLAIRE'S ACCESSORIES UK LTD (1)	5 years from 19/10/2014	£32,500	(18/10/2019)
20	Ground Basement	Retail/Ancillary Ancillary	74.79 sq m 17.65 sq m	(805 sq ft) (190 sq ft)	VACANT POSSESSION	-	-	-
22-24	Ground Basement	Retail/Ancillary Ancillary	158.77 sq m 211.72 sq m	(1,709 sq ft) (2,279 sq ft)	VACANT POSSESSION	-	-	-
30	Ground First	Retail/Ancillary Ancillary	20.53 sq m 18.95 sq m	(221 sq ft) (204 sq ft)	VACANT POSSESSION	-	-	-
32	Ground First	Retail/Ancillary Ancillary	89.37 sq m 25.92 sq m	(962 sq ft) (279 sq ft)	WHEWELL AND WEGER LTD t/a Andrews Café	10 years from 03/02/2014 (2)	£35,000	03/02/2019 (02/02/2024)
36	Ground First	Retail/Ancillary Ancillary	23.50 sq m 22.85 sq m	(253 sq ft) (246 sq ft)	INDIVIDUALS t/a Stitch Express	10 years from 18/05/2014 (3)	£15,000	18/05/2019 (17/05/2024)
<b>Totals</b>			<b>808.69 sq m (8,705 sq ft)</b>				<b>£82,500 with 3 vacant shops to be let</b>	

- (1) For the year ending 30th January 2016, Claire's Accessories UK Ltd reported a turnover of £121,709,000, a pre-tax profit of £4,770,000 and net worth of £22,216,000 (Source: Experian Group 18/09/2017).
- (2) As to Unit 32 let to Whewell and Weger Ltd, the lease provides for a tenant/mutual rolling option to determine the lease from 03/02/2019 subject to 6 months' notice.
- (3) As to Unit 36 let to Individuals, the lease provides for a tenant rolling option to determine the lease from 18/09/2019 subject to 6 months' notice.

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### Key Details

- Tenants include Claire's Accessories UK Ltd
- Close to prime pedestrianised city centre location
- Principal thoroughfare for Norfolk Street to Fargate
- Neighbouring occupiers include Marks & Spencer, Caffè Nero, H Samuel, Paperchase and Boots

### On behalf of a Major Asset Manager

#### Location

**Miles:** 33 miles south of Leeds  
22 miles west of Doncaster  
38 miles east of Manchester

**Roads:** A61, A57, A631, M1

**Rail:** Sheffield Railway Station

**Air:** Sheffield Robin Hood Airport,  
Manchester International Airport

#### Situation

The major university city of Sheffield is England's fourth largest city in terms of population and is the principal retailing and commercial centre for South Yorkshire. Chapel Walk is situated between the eastern side of the prime pedestrianised retail thoroughfare of Fargate and the west side of Norfolk Street, opposite the Crucible Theatre. Neighbouring occupiers on Fargate include Marks & Spencer, Caffè Nero, H Samuel, Paperchase and Boots.

#### Description

The property consists of 7 retail units each comprising retail accommodation on the ground floor with ancillary accommodation on the first floors. Units 18-30 form part of a larger building which is not included in the sale.

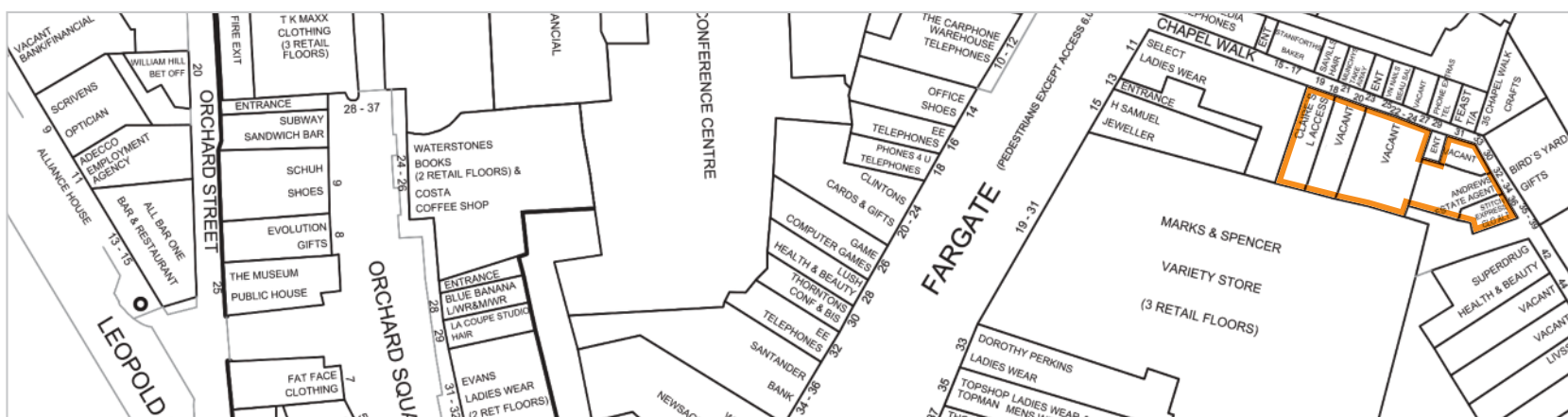
#### Tenure

Freehold and Leasehold. Units 18 to 30 are to be held on a new 250 year long leasehold interest with a fixed peppercorn rent. Units 18-30 form part of a larger building which is not included in the sale.

#### VAT

VAT is applicable to this lot.

#### Six Week Completion



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