

17 Haymarket, Sheffield, South Yorkshire S1 2AW

Freehold Retail Investment

Lot 38

£25,400 per annum
exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail/Ancillary	95.49 sq m (1,028 sq ft)	JENNINGS	10 years from 23/12/2013 (2)	£25,000	23/12/2018 (3)
Basement	Ancillary	9.99 sq m (108 sq ft)	RACING LIMITED (1)			
First/Second	Residential	-	(-) NASEEM HAMED ENTERPRISES LIMITED	125 years from 08/01/2016	£400	-
Total Commercial Area		105.48 sq m (1,136 sq ft)			£25,400	

- (1) Founded in 1961, Jenningsbet is the UK's largest independent retail bookmaker with over 100 locations in the UK (Source: www.jenningsbet.com 07/01/2019).
 (2) There is a tenant option to determine the lease on 22nd December 2019 subject to six months' notice.
 (3) The rent review dated 23/12/2018 is outstanding and has not yet been exercised.

Key Details

- Predominantly let to Jennings Racing Limited
- December 2018 rent review outstanding
- Close to Argos, Heron Foods, Wilko, Savers, Co-op Food supermarket and B&M Bargains
- Excellent bus and tram communications
- Central city centre location

Location

Miles: 38 miles east of Manchester
39 miles south of Leeds
Roads: A57, A61, M1
Rail: Sheffield Railway Station
Air: Robin Hood Doncaster/Sheffield Airport

Situation

The property is prominently situated on the western side of Haymarket, opposite Dixon Lane, in the heart of Sheffield city centre. Nearby occupiers include Heron Foods, Wilko, Savers, Co-op Food supermarket and B&M Bargains. The property benefits from excellent tram and bus links.

Description

The property comprises a betting shop arranged on the ground floor and basement with residential accommodation above which has been let on a long lease.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Energy Performance Certificate

Available from the legal pack at acuitus.co.uk



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

Acuitus
David Margolis
+44 (0)20 7034 4862
david.margolis@acuitus.co.uk

Acuitus
George Watkins
+44 (0)20 7034 4861
george.watkins@acuitus.co.uk

Seller's Solicitors: Solomon Taylor Shaw
Barry Shaw
+44 (0)20 7317 8679
barry@solts.co.uk