

Lot 42

£104,050 per annum
exclusive

483-493 Glossop Road, Sheffield, South Yorkshire S10 2QE

Freehold Retail & Residential Investment



Tenancy and accommodation

Lot 42

£104,050 per annum exclusive

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
483	Ground	Retail	36.8 sq m (397 sq ft)	INDIVIDUAL t/a Frilly & Gifts	6 years from 01/04/2015	£10,500	2018
483a	First Second	Residential Residential	3 rooms, kitchen & bathroom	INDIVIDUALS	AST expiring 30/06/2019 (2)	£9,360	(2019) (2)
485	Ground Basement	Retail Not inspected	33.6 sq m (362 sq ft)	INDIVIDUALS	5 years from 14/01/2019	£9,250 (4)	(2024)
485a	First Second	Residential Residential	3 rooms, kitchen & bathroom	INDIVIDUALS	AST expiring 30/07/2019	£9,360	(2019)
487 - 491	Ground Basement	Retail Ancillary	99.7 sq m (1,073 sq ft) 80.4 sq m (865 sq ft)	LLOYDS BANK PLC (not in occupation) (1)	Term of years expiring 26/03/2024 (1)	£28,000	
487a-491a	First Second	Residential Residential	3 rooms, kitchen & bathroom 4 rooms	VACANT			
487a	First Second	Residential Residential	3 rooms, kitchen & bathroom	INDIVIDUALS	AST expiring 30/06/2019	£14,040	(2019)
493	Ground	Retail	41 sq m (441 sq ft)	INDIVIDUALS t/a Galaxy 4	6 years from 05/04/2014	£9,500	(2020)
493a	First Second	Residential Residential	3 rooms, kitchen and bathroom	INDIVIDUALS	AST expiring 30/06/2019 (3)	£14,040	(2019) (3)
Total Commercial			291.5 sq m (3,138 sq ft) and 5 flats			£104,050 (4)	

- (1) March 2019 break option exercised. Potential dilapidation and reinstatement claim for which the Vendor has taken no action.
- (2) AST agreement signed for 1 year for 2019 to 2020 at £9,576.
- (3) AST agreement signed for 1 year for 2019 to 2020 at £14,040.
- (4) Rent free period until 14/03/2019.

Key Details

- Prominent corner location
- Unbroken parade in popular student neighbourhood
- Comprises three shops, one triple fronted shop and five flats
- In the same ownership for circa 50 years
- Potential dilapidation/reinstatement claim (1)
- VAT free investment

Location

Miles: 33 miles south of Leeds
38 miles east of Manchester
44 miles north of Nottingham

Roads: A57, A61, M1 (junction 33 & 34)

Rail: Sheffield Railway Station

Air: Rood Hood Doncaster/Sheffield 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. The property is located in Broomhill, a prosperous mixed commercial/residential suburb, 1.5 miles south-west of Sheffield city centre. The main Sheffield University Campus, Sheffield Hallam Collegiate Campus and Royal Hallamshire Hospital are all located within 0.5 miles and Sheffield United football stadium is located 1.5 miles to the east. The property is situated on Glossop Road at its junction with Ashgate Road, close to Fulwood Road (A57). The A57 connects Sheffield city centre with Manchester to the west. Occupiers close by include Costa Coffee, Morrisons, Sainsbury's, Boots, Balti King and HSBC, amongst others.

Description

The property comprises an unbroken parade of four ground floor retail units, one of which is a triple fronted unit (Lloyds Bank, not in occupation). The upper floors comprise five self-contained flats, four accessed from Ashgate Road and one from Glossop Road. Four flats comprise three rooms, kitchen and bathroom with No. 487/491 comprising seven rooms, kitchen and bathroom. There is a rear yard used for car parking.

Tenure

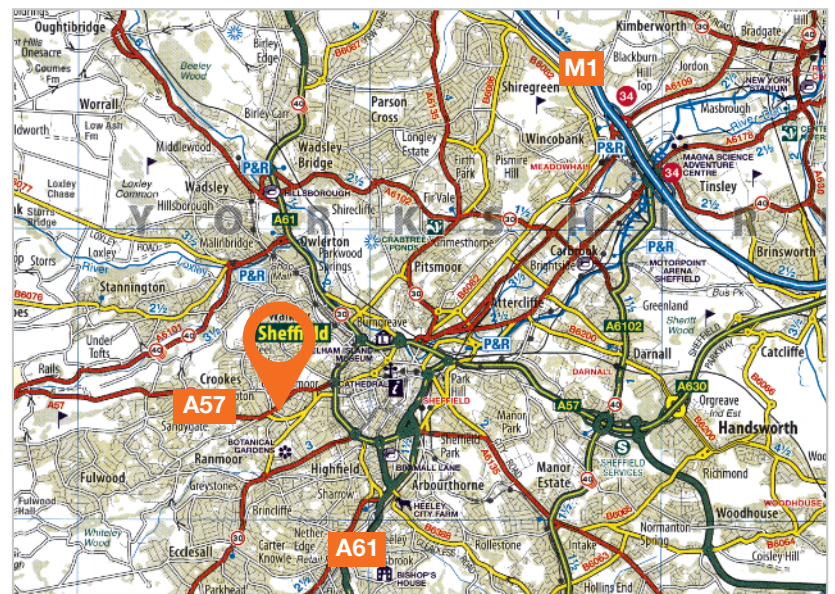
Freehold.

VAT

VAT is not applicable to this lot.

Energy Performance Certificate

Available from the legal pack at acuitus.co.uk.



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