

# Lot 50

£57,000 per annum exclusive

## 1 Market Square, Woodhouse, Sheffield, South Yorkshire S13 7JX

Freehold Convenience Store Investment



### Key Details

- Entirely let to McColl's on a lease expiring 2032 (no breaks)
- RPI linked Rent Reviews
- Part sublet to Lloyds Pharmacy
- Includes a phone mast
- Predominantly residential suburb with public car park at the rear and adjacent to a bus stop

### Location

**Miles:** 5 miles south-east of Sheffield  
5 miles south of Rotherham  
9 miles north of Chesterfield

**Roads:** A57, M1

**Rail:** Woodhouse

**Air:** Doncaster Sheffield Airport

### Situation

The property is located at the junction of Market Square and Cross Street in the heart of Woodhouse, about 5 miles south-east of Sheffield city centre. Woodhouse is a predominantly residential suburb with easy access to Sheffield city centre and the M1, 4 miles to the east. Rother Valley Country Park is 2 miles to the south and Meadowhall Shopping Centre 5 miles to the north. Nearby occupiers include Lloyds Bank, Ladbrokes and Fulton Foods, amongst a number of other traders.

### Description

The comprises a ground floor convenience store with first floor ancillary accommodation. Part of the ground floor is sublet to Lloyds Pharmacy. The property benefits from a telecoms mast on the roof.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Energy Performance Certificate

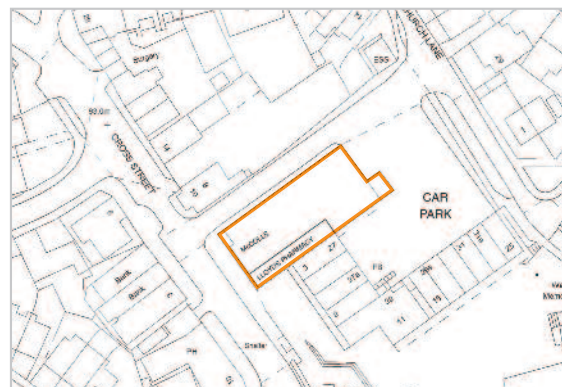
Band E. See legal pack at [www.acutus.co.uk](http://www.acutus.co.uk)

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail/Ancillary	635 sq m (6,835 sq ft)	MARTIN MCCOLL LIMITED	20 years from 29/11/2012	£52,000	2022 and 5 yearly
First	Ancillary	232 sq m (2,497 sq ft)	(1) (part sublet to Lloyds Pharmacy)	expiring 28/11/2032 on a full repairing and insuring lease.		(capped at 4% and collared at 2%)
Part Roof	Mast		CORNERSTONE TELECOMMUNICATIONS INFRASTRUCTURE LTD		£5,000 (2)	
<b>Total</b>		<b>867 sq m (9,332 sq ft)</b>			<b>£57,000</b>	

(1) For the year ending 26th November 2017, Martin McColl Limited reported a turnover of £713,391,000, pre-tax profits of £27,168,000 and a total net worth of £42,850,000 (Source: Experian Group 24/04/2019). The first McColl's store was opened in 1901 and is now a leading neighbourhood retailer with around 1,550 convenience stores and newsagents across England, Scotland and Wales (Source: [www.mccolls.co.uk](http://www.mccolls.co.uk) 24/04/2019).

(2) The lease is an underlease. The total rent payable by Cornerstone Telecommunications Infrastructure Ltd is £10,000 pa which is split equally between the landlord (Vendor) and the tenant (Martin McColl Limited) – please see the legal pack.



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