

148 Bradfield Road, Hillsborough, Sheffield, South Yorkshire S6 2BQ

Prominent Freehold Bank Investment

Lot 16

£41,000 per annum
exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Banking Hall/ Ancillary	392.70 sq m (4,227 sq ft)	LLOYDS BANK PLC (1)	10 years from 10/09/2014 until 09/09/2024	£40,000	10/09/2019 (outstanding)
Part Ground First Second	Residential	-	(-) J HOLMES INVESTMENT LIMITED	400 years from 03/10/2014	£1,000	
Total		392.70 sq m (4,227 sq ft)			£41,000	

(1) For the year ending 31st December 2018, Lloyds Bank Plc reported pre-tax profits of £4,929,000,000 and a total net worth of £36,484,000,000 (Source: Experian Group 24/09/2019).

Key Details

- Predominantly let to Lloyds Bank Plc
- Lloyds Bank in occupation for over 30 years
- September 2019 tenant break option not exercised
- 2019 Rent Review not yet activated
- Includes site with vacant possession
- Town centre location with nearby retailers including Boots the Chemist, Greggs, Holland & Barrett, Wilko, Farmfoods, JD Wetherspoon, Specsavers and Superdrug

Location

Miles: 2 miles north-west of Sheffield city centre
Roads: A61 (Penistone Road), A630, M1
Rail: Hillsborough Train Station
Air: Doncaster Sheffield Airport

Situation

The property is located in Hillsborough, two miles north-west of Sheffield city centre, on the north side of the busy Bradfield Road, close to its junction with Hawksley Avenue. The property is almost adjacent to The Hillsborough Centre, Hillsborough's main retailing facility with occupiers including Boots the Chemist, Greggs and Holland & Barrett. Other nearby occupiers include Wilko, Farmfoods, JD Wetherspoon, Specsavers and Superdrug.

Description

The property comprises a large ground floor banking hall benefiting from an extensive frontage to Bradfield Road. There is parking to the rear of the property and Lloyds has the right to park two vehicles, but these spaces are not within either tenant's demise. Part of the ground floor fronting Bradfield Road along with the upper floors are let on a long lease.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Energy Performance Certificate

Available from the legal pack at acutus.co.uk



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

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

Acutus
George Goucher
+44 (0)20 7034 4860
george.goucher@acutus.co.uk

Seller's Solicitors: Bude Nathan Iwanier
Booky Dubiner
+44 (0)20 8458 5656
bd@bnlaw.co.uk