

17 Haymarket,
Sheffield, South Yorkshire S1 2AW
Freehold Retail and Residential Ground Rent Investment

Lot 43

£28,400 per annum
exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	
Ground	Retail/Ancillary	95.49 sq m	(1,028 sq ft)	BOYLESPORTS UK LIMITED (1)	10 years from 23/12/2013	£28,000
Basement	Ancillary	9.99 sq m	(108 sq ft)			
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)			£28,400

(1) BoyleSports is the largest and most successful independently-owned bookmaker in Ireland. Founded in 1989, the business has grown to over 250 shops in Ireland, the UK and a range of other international markets (source: boylesports.com 15/01/2020).

Key Details

- Shop let to BoyleSports UK Limited on assignment from Jennings Racing Limited
- December 2018 break clause not exercised
- Rental increase at Rent Review in December 2018
- 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 the part-pedestrianised Dixon Lane, in the heart of Sheffield city centre. The property is opposite B&M Bargains and Wilko, with other nearby retailers including Argos, Heron Foods, Co-op Food, Savers and Subway. 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.

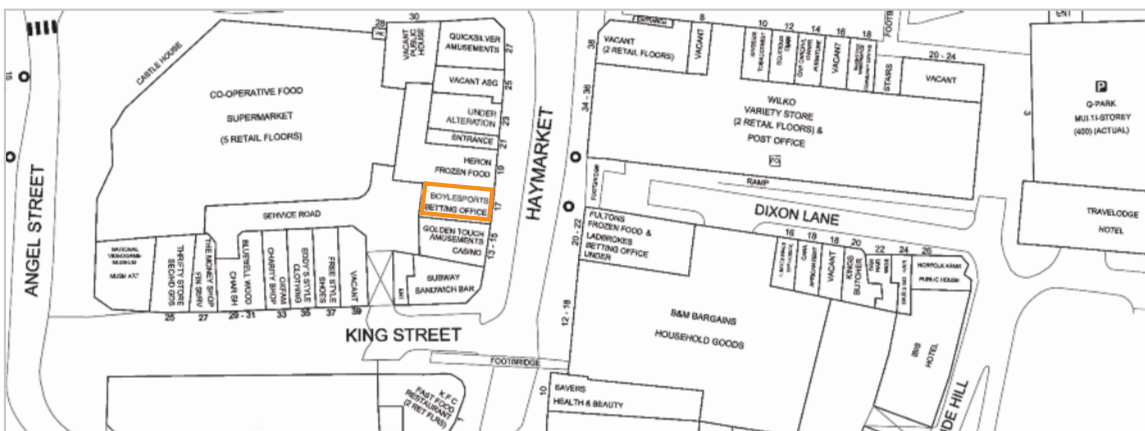
VAT

VAT is applicable to this lot.

Six Week Completion

Energy Performance Certificate

Band C (shop). See legal pack at acuitus.co.uk



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