

Lot 14

Gross Rent £823,379
Per Annum Exclusive

Hillsborough Exchange Shopping Centre, Middlewood Road, Sheffield, South Yorkshire S6 4HL

Substantial Shopping Centre Investment



Lot 14

Gross Rent £823,379
Per Annum Exclusive

Tenancy and accommodation

A full tenancy schedule is available within the solicitors legal pack. Retailers include Boots, Superdrug, Wilko, Clintons, Greggs, Home Bargains, The Works, Card Factory, Holland & Barrett and Specsavers, amongst others. Approximately 98% of the floor area is currently let and approximately 90% of total floor area is let to national tenants.

Income

Gross Total (including mall entertainment, vending machines, car parking and advertising etc):
Current actual and estimated gross income is £823,379 per annum.

Planning

The property may benefit from future redevelopment for a variety of uses, subject to all necessary consents and current tenancies. Interested Parties are referred to Sheffield City Council (www.sheffield.gov.uk).

Key Details

- **Substantial Shopping Centre comprising 8,540.78 sq m (91,933 sq ft)**
- **Large site area of approximately 2.22 acres (0.9 ha)**
- **Tenants include Boots, Superdrug, Wilko, Clintons, Greggs, Home Bargains, The Works, Card Factory, Heron Foods, Savers, Holland & Barrett and Specsavers**
- **Approximately 98% of total floor area is currently let**
- **Approximately 90% of floor area let to national tenants**
- **Asset management Opportunities**
- **High Yielding on Guide Price**

Location

Miles: 2 miles north-west of Sheffield
31 miles south of Leeds
Roads: A57, A61, M1 (J34)
Rail: Hillsborough Tram
Air: Doncaster Sheffield Airport

Situation

Hillsborough is a popular suburb of Sheffield, approximately 2 miles north-west of Sheffield City Centre, 31 miles south of Leeds and 36 miles south-east of Manchester. The property is located between the River Loxley and Hillsborough Park, and fronts the east side of Middlewood Road. The property benefits from two tram stops (Hillsborough and Middlewood Road) which provide access to and from Sheffield City Centre. Hillsborough Interchange is close by too which connects the area with buses from Sheffield, Rotherham and the local area.

Description

The Hillsborough Exchange Shopping Centre was originally built in 1988 and comprises a covered scheme with pedestrian access from Middlewood Road and Bradford Road. The scheme is currently arranged to provide 27 units (all of which are currently let except two) and four kiosks (two of which are vacant). The majority of the retail units trade at ground floor level, with one unit trading from ground and first floor. The total retail/ancillary accommodation totals approximately 8,540.78 sq m (91,933 sq ft) on a total site area of approximately 2.22 acres (0.9 ha). The property also benefits from a rooftop customer car park comprising over 100 spaces which is accessed from Proctor Place.

Tenure

Majority Freehold. The entire property is held Freehold save for 20 Middlewood Road and 22 Hawsley Avenue, which are held Leasehold. Please see legal pack for full details.

VAT

VAT is applicable to this lot.

Six Week Completion

Energy Performance Certificate

Various. Please see legal pack at www.acuitus.co.uk.

Viewings

Parts of the Shopping Centre are closed due to the pandemic. As such, viewings may be restricted. Please liaise with the Auctioneer if you need access and they will be able to confirm what is possible in the current climate.



Historic Photographs



Historic Photographs



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

Acuitus
Peter Mayo
+44 (0)20 7034 4864
+44 (0)7833 459 318
peter.mayo@acuitus.co.uk

Acuitus
George Goucher
+44 (0)20 7034 4860
+44 (0)7513 610 710
george.goucher@acuitus.co.uk

Seller's Solicitors: DWF LLP
Mark Tinman
+44 (0)28 9023 0230
Mark.Tinman@dwf.law