

Sheffield – 2/2A Bellhouse Road, South Yorkshire S5 6HL
Freehold Betting Shop and Residential Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



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Freehold Betting Shop and Residential Investment



Investment Consideration:

- Purchase Price: £299,500
- Gross Initial Yield: 6.81%
- Rental Income: £20,400 p.a.
- VAT is NOT applicable to this property
- Comprises ground floor betting shop with a self-contained two bedroom flat on the first floor
- Central location within Pismire Hill adjacent to NatWest Bank
- Occupiers nearby include NatWest Bank (adjacent), Betfred, Greggs, William Hill, Lloyds Pharmacy and a variety of local traders.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 2 (Ground Floor)	Betting Shop: 103.24 sq m (1,111 sq ft)	Power Leisure Bookmakers Ltd (t/a Paddy Power)	15 Years from 13 June 2016	£15,000	Note 1: Effectively FRI Note 2: Break clause 12.06.21 and 12.06.26 Note 3: Rent review in 2021 and 2026
No. 2A (First Floor)	First Floor Flat Comprises 2 bedrooms, Kitchen/Open Plan Living Room, Bathroom/WC 49 sq m (527 sq ft)	iLet4You Limited	6 Years from 22 February 2021	£5,400	Note 1: Guaranteed Rent Agreement Note 2: Rent increase to £5,700 per annum in 2024
Total				£20,400	

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Property Description:

The property is arranged on ground and one upper floor to provide a ground floor betting shop with a self-contained two-bedroom flat on the first floor. Access to the flat is via a side passageway and a staircase.

The property provides the following accommodation and dimensions:

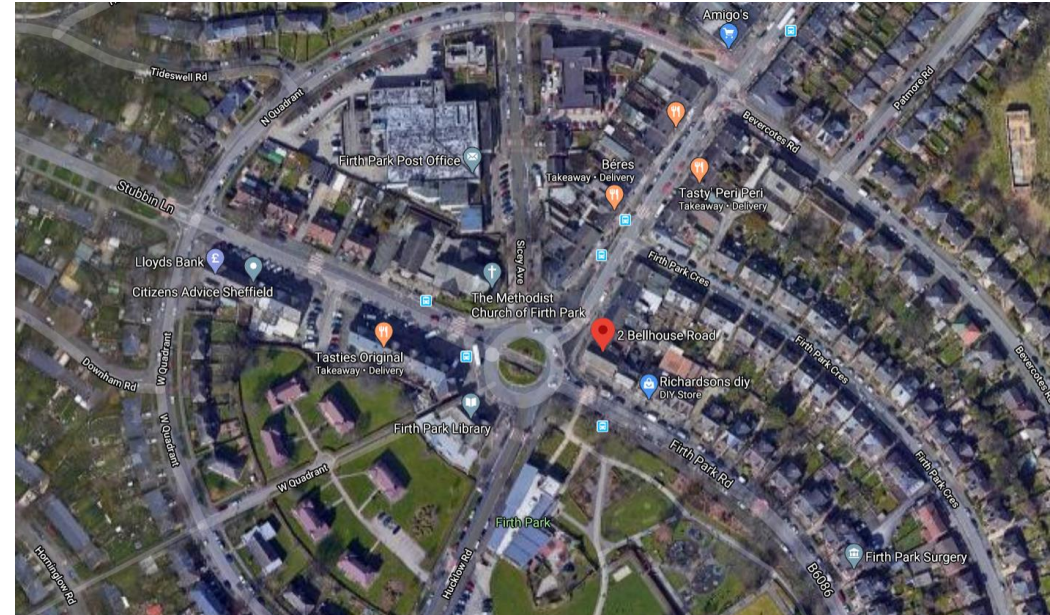
No. 2: Ground Floor	No. 2A: First Floor Flat
Gross Frontage: 22`6"	Comprises 2 bedrooms, Kitchen/Open Plan
Net Frontage: 16`5"	Living Room, Bathroom/WC
Shop Depth: 49`8"	
Built Depth: 55`7"	
Total: 103.24 sq m (1,111 sq ft)	Total: 49.00 sq m (527 sq ft)

Tenancy:

The ground floor betting shop is at present let to Power Leisure Bookmakers Ltd t/a Paddy Power for a term of 15 years from 13th June 2016 at a current rent of £15,000 per annum and the lease contains full repairing and insuring covenants. The lease provides for rent reviews every fifth year and the tenant has option to determine on 12.06.2021 and 12.06.2026. The first floor flat is at present let on a Guaranteed Rent Agreement to iLet4You Limited for a term of 6 Years from 22nd February 2021 at a current rent of £5,400 per annum. Rent increases to £5,700 per annum in 2024.

Location:

The city of Sheffield has a population of some 530,000 and is located approximately 35 miles north of Derby and 33 miles south of Leeds. The city benefits from good road communications via the A630 and A57 main roads, which in turn lead to junctions 31 and 33 of the M1 Motorway some 5 miles to the east. The property is located in Pismire Hill, a suburb of Sheffield some 3.5 miles to the north-east of the city centre and situated on the east side of Bellhouse Road at its junction with Firth Park Road. Occupiers close by include NatWest Bank (adjacent), Betfred, Greggs, William Hill, Lloyds Pharmacy and a variety of local traders.



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Contacts:

To view copies of the leases, information on the title, other information, please contact Joseph Bachman or Prash Jaitley.



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