

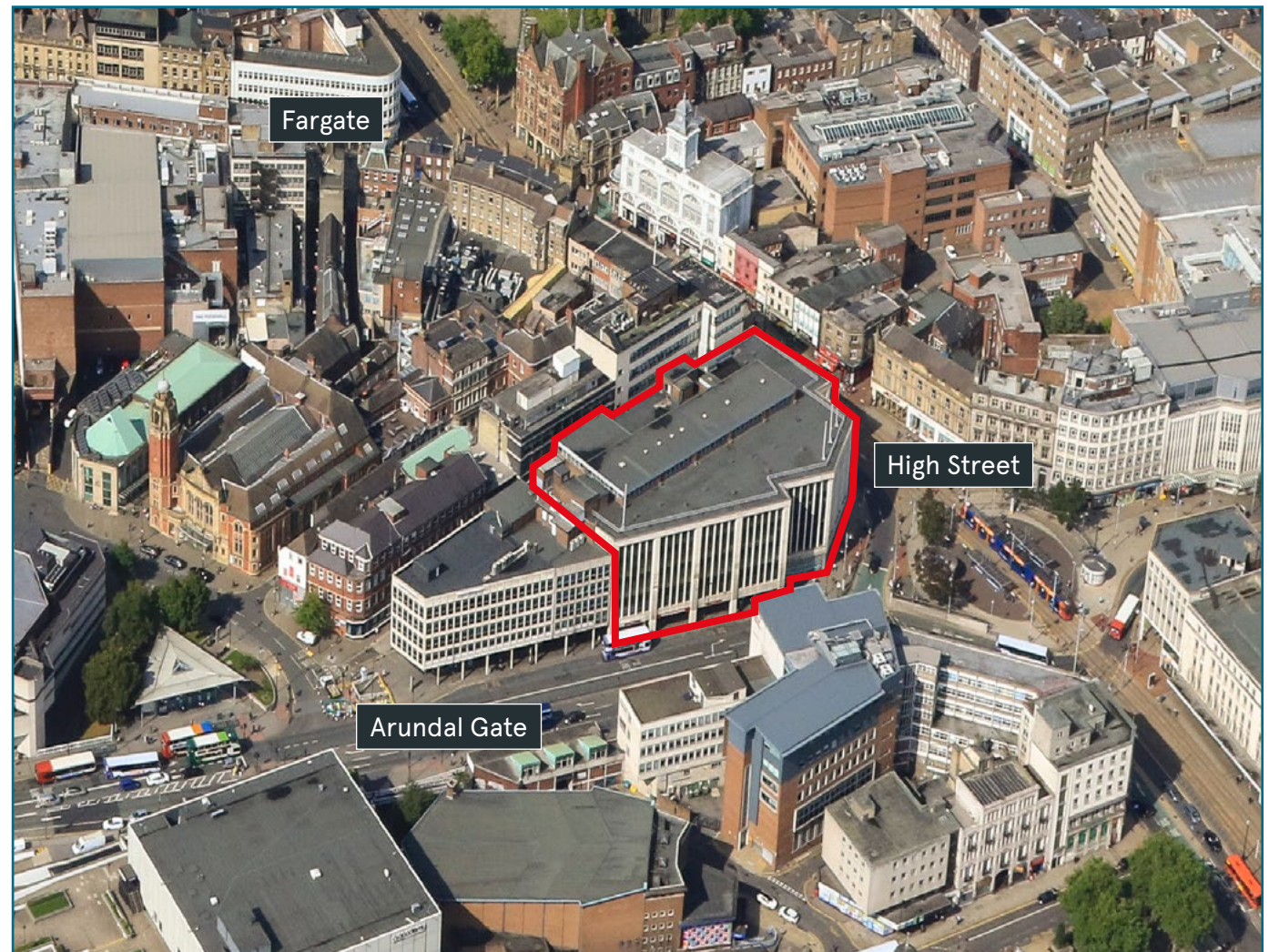
50 HIGH STREET SHEFFIELD S1 1QH

SUBSTANTIAL CITY CENTRE REGENERATION OPPORTUNITY
WITH THE GROUND FLOOR LEASED TO



EXECUTIVE SUMMARY - SUBSTANTIAL CITY CENTRE REGENERATION OPPORTUNITY


- Sheffield is the principal commercial centre in South Yorkshire and lies approximately 35 miles (56 km) south of Leeds and 39 miles (62.7 km) east of Manchester.
- Highly prominent location at the junction of High Street and Arundel Gate, opposite Sheffield Hallam University Campus in the heart of Sheffield city centre.
- Freehold mixed use asset comprising a total of **154,581 sq ft (14,361 sq m)** with potential to increase to **176,614 sq ft (16,408 sq m) GIA**.
- Ground floor retail units let to Lidl, Poundland and British Heart Foundation.
- New 25 year lease to Lidl with CPI linked reviews.
- Significant opportunity for alternative uses on the vacant accommodation (student, life sciences, residential, hotel, education and storage), subject to the necessary planning consents.
- The asset has had the benefit of a planning consent for 330 student beds (now expired) Planning Ref: 18/00858/FUL
- Seeking offers in excess of **£9M (Nine Million Pounds)** for the freehold interest in the property, reflecting a **net initial yield of c. 9.20% on the retail income**, after allowance for purchaser's costs of 6.8%, and a **capital value of £40 per sq ft for the vacant accommodation**, subject to contract and exclusive of VAT.





Sheffield United

Sheffield Amphitheatre

Sheffield Station 

The Moor

Primark

Retail Quarter Development

**Sheffield
Hallam
University**

Pinstone Street

Bus Station

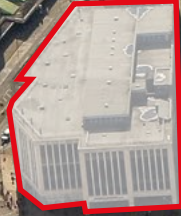
Peace Gardens

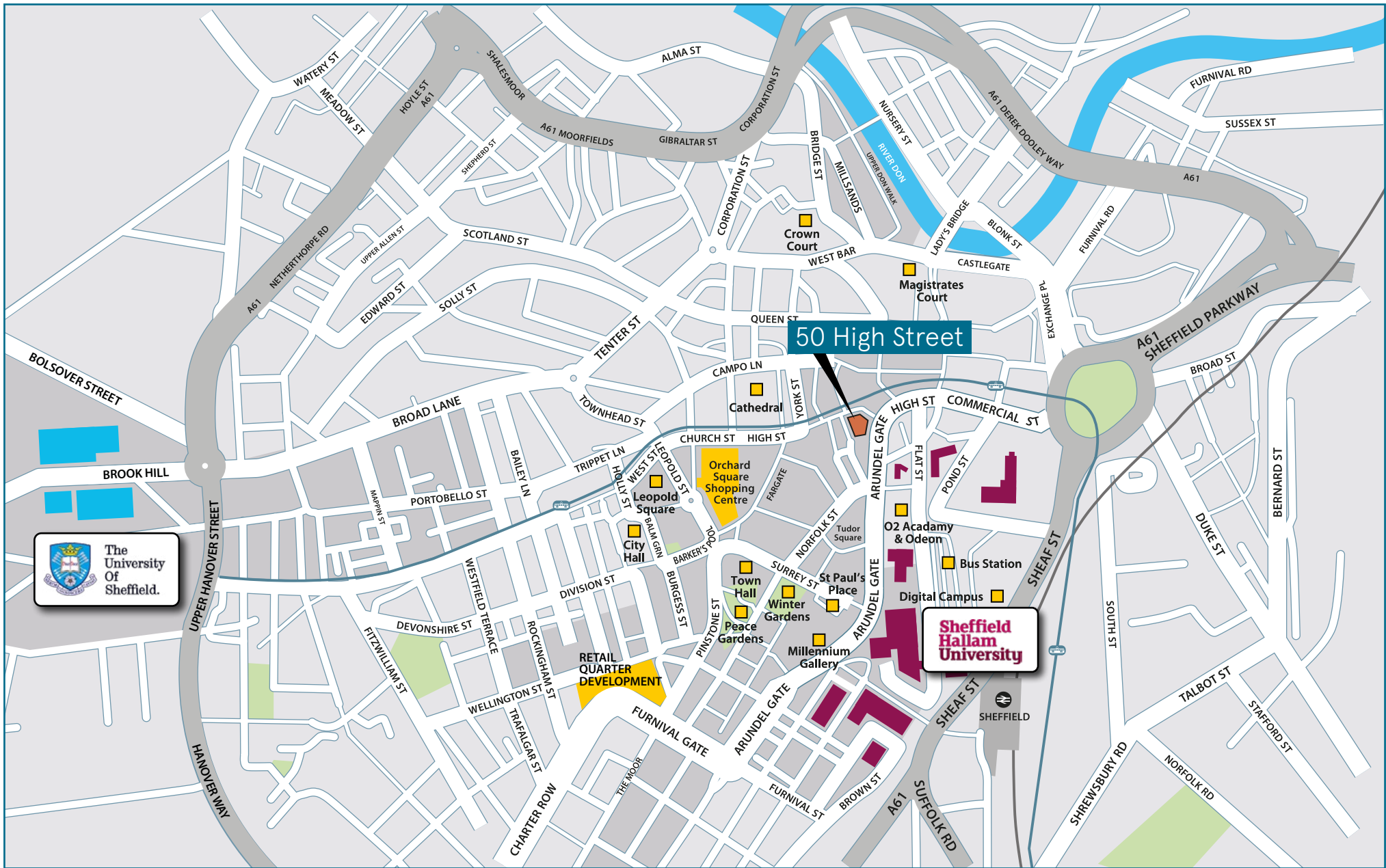
John Lewis

Crucible Theatre

Fargate

Orchard Square Shopping Centre





LOCATION

The City of Sheffield is the principal commercial centre in South Yorkshire and is situated approximately 35 miles (56 km) south of Leeds and 39 miles (62.7 km) east of Manchester. The city is famous for popular attractions such as the Winter Gardens, Crucible Theatre and the Peak District, as well as both the University of Sheffield and Sheffield Hallam University.

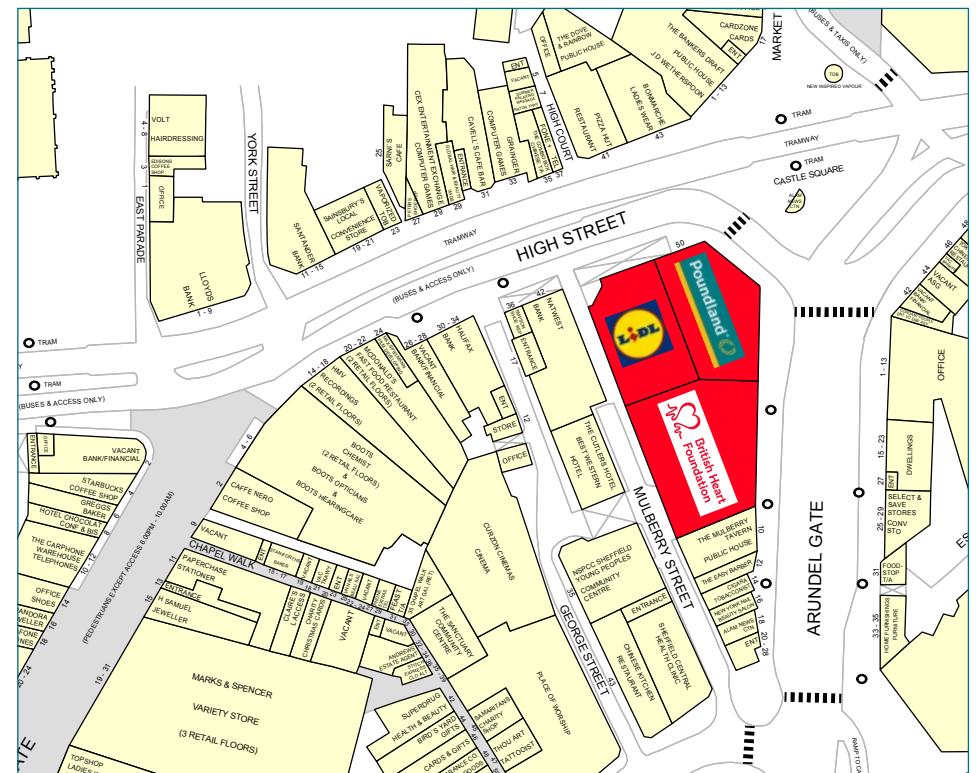
Rail links in Sheffield are also strong with regular direct services to Leeds (41 minutes), Nottingham (46 minutes), Manchester (51 minutes), Birmingham (1 hour 4 minutes) and London (2 hours 4 minutes). The city further benefits from modern local public transport systems to include a railway service, Supertram and local bus network.



SITUATION

The property is prominently situated in the heart of Sheffield city centre, at the junction of High Street and Arundel Gate, immediately opposite Sheffield Hallam University Campus.

The High Street provides part of the city's main retail pitch that stretches from the High Street, through Fargate and to the Moor. In addition the High Street provides a principal route for main bus and tram services connecting the centre of Sheffield to the surrounding areas.



GOAD image above is indicative of retail layout, actual floor plans and demise plans can be provided on request.

DESCRIPTION

50 High Street is a former department store of steel framed structure with precast concrete floors clad in stone with vertical glazing panels. The accommodation is provided over seven levels including the basement. The lower ground, upper ground and part basement floors are occupied by the retail tenants. The three retail units are accessed via High Street and Arundel Gate. All units share a dedicated service yard with vehicle access via Mulberry Street.

The remaining basement accommodation, part ground floor to the rear and the existing upper floors are currently vacant. The first to fourth floors have been stripped out to a shell condition and benefit from slab to ceiling heights of up to 4.70 meters (ideal for alternative uses such as student, life sciences, residential, hotel, education and storage).



Typical upper floorplate.

TENANCIES

The property is multi-let producing a current income of £480,000 per annum as set out in the tenancy schedule on the next page.

The upper parts have been stripped out to shell and are zero rated for rates.

SERVICE CHARGE

The Vendor will provide a 12 month service charge shortfall top up from sale to a purchaser.

Copies of the service charge are available upon request.

TENURE

The property is to be sold Freehold.

TENANCY SCHEDULE

Tenant	Demise	GIA (sq m)	GIA (sq ft)	Lease Terms	Rent (pa)	Comments
Lidl Great Britain Ltd	Upper Ground Floor (approx.) Mezzanine (approx.)	1,792 209	19,289 2,250	25 years From: 21/10/22 To: 20/10/47	£200,000	<p>Tenant breaks at 10, 15 and 20 years.</p> <p>18 months' rent free to be topped up by the vendor. 5 yearly rent reviews, CPI linked with a cap and collar of 0% - 2% compounded annually.</p> <p>Service charge cap of £13,500 pa and a 10% management fee cap. Lease Inside 1954 Act</p>
	Total	2,001	21,539			
Poundland Ltd	Upper Ground Floor Lower Ground Floor	35 1,207	377 12,992	10 years From: 03/01/2014 To: 02/01/2024	£200,000	January 2019 rent review remains outstanding. Lease Inside 1954 Act
	Total	1,242	13,369			
British Heart Foundation	Upper Ground Floor Lower Ground Floor Basement	10 593 638	108 6,383 6,867	10 years From: 15/01/2014 To: 14/01/2024	£80,000	January 2019 rent review remains outstanding. Contracted rent is inclusive of service charge. Lease Inside 1954 Act
	Total	1,241	13,358			
	Retail Total	4,484	48,266			
Vacant Accomodation (Remainder of Building)	Basement, Lower Ground, Upper Ground, 1st - 4th Floors	9,514	102,408			Expired planning permission for 330 student beds increasing the building area by circa 14% to 176,614 sq ft (16,408 sq m) GIA.
Loading Bays		363	3,907			
	Overall Total	14,361	154,581		£480,000	

DEVELOPMENT & ASSET MANAGEMENT POTENTIAL

The upper levels fall under Use Class E allowing alternative uses, with only external changes needing planning permission, representing a considerable opportunity for a purchaser.

The vacant accommodation is approximately 102,408 sq ft (9,514 sq m) GIA and presents an opportunity for a substantial re-development for a number of potential uses to include student, co-living, life sciences, medical, residential and hotel, subject to necessary planning consents.

The asset had the benefit of a planning consent for 330 student beds (now expired) which could have increased the building area by circa 14% to 176,614 sq ft (16,408 sq m) GIA. Planning Ref: 18/00858/FUL

BREAKDOWN OF EXISTING VACANT ACCOMMODATION

Level	GIA (sq m)	GIA (sq ft)
Fourth	793	8,536
Third	2,448	26,350
Second	2,486	26,759
First	2,539	27,330
Upper Ground	159	1,711
Lower Ground	202	2,174
Basement	887	9,548
Total	9,514	102,408



CGI of the previous consented scheme from Castle Square.

ALTERNATIVE USES

- **STUDENT:** The asset is ideally situated opposite Sheffield Hallam University, with over 60,000 students living in the city of Sheffield. Benefits from an expired planning consent for 330 student beds. Planning Ref: 18/00858/FUL
- **LIFE SCIENCES:** Well positioned for life sciences use with both Sheffield Hallam and the University of Sheffield having substantial life sciences faculties.
- **RESIDENTIAL:** Potential for BTR, urban living and co-living. Sheffield has had a steady population growth over the past 20 years with a current population of over 500,000 inhabitants.
- **HOTEL:** Opportunity to repurpose the space as a hotel. The site is ideally located within the city centre and is a few minutes' walk from Sheffield Train Station.
- **STORAGE:** The space provides an opportunity to explore city centre storage serving both universities' students.

COVENANTS



Lidl Great Britain Limited - For the year ending 31/03/2022 Lidl Great Britain Limited reported a turnover of £7.829Bn and pre-tax profits of £41.144M. For the same period the company reported a net worth of £1.465Bn.



Poundland Limited - For the year ending 25/09/2022 Poundland Limited reported a turnover of £1.586Bn and pre-tax profits of £33.920M. For the same period the company reported a shareholder's funds of £178.771M.



British Heart Foundation - For the year ending 31/03/2022 British Heart Foundation reported a turnover of £351.7M and pre-tax profits of £68.5M. For the same period the company reported a net worth of £117.7M.

EPC

The property has an EPC rating of C.

VAT

Value Added Tax will be applicable on the sale of this property.

PROPOSAL

Seeking offers in excess of **£9M (Nine Million Pounds)** for the freehold interest in the property, reflecting a **net initial yield of c. 9.20% on the retail income**, after allowance for purchaser's costs of 6.8%, **and a capital value of £40 per sq ft for the vacant accommodation**, subject to contract and exclusive of VAT.

KYC

Prospective purchasers will be expected to comply with all KYC requirements and provide full details of the buying entity to include where it is registered and details of major shareholders where relevant to support any proposal.

FURTHER INFORMATION

Should you wish to view the property or require any further information please contact the joint agents.

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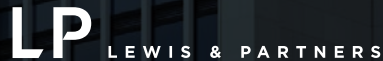
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SUBJECT TO CONTRACT AND EXCLUSIVE OF VAT

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