

LOT 41 - Sheffield

Residential Auction - 12th May 2022

allsop



Leasehold Town Centre Former Major Department Store

Former Debenhams Building, 2-14 The Moor, Sheffield, South Yorkshire, S1 3LR

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GUIDE PRICE *

£4.5M - £5M

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Online - Bidding opens at 8.00am, Lot 1 will not close before 10.00am

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Key Features

- Subject to a Lease to Department Stores Realisations Limited (in Administration). Break notice served by tenant expiring 31st January 2023
- **Possible Future Redevelopment Potential, subject to consents**
- **Pre-App advice from Local Authority is available in the legal pack**
- **The Ground Rent is Fixed for the remainder of the term, without review**
- Existing GIA approximately 19,871.2 sq m (213,892 sq ft)
- **Use of Service Yard and Bays is Exempt from service charge for the term of the Lease**
- **An Eight Week Completion period is available on Lot**

Tenure

Leasehold. Held on a lease for 99 years from 1st September 1965 (42 years remaining) at a fixed ground rent of £12,500 per annum (without review)



Location

- 📍 The property occupies a corner position, on the west side of The Moor, at the road's junction with Farnival Gate in the centre of Sheffield
- 🛍️ The property forms part of The Moor Shopping Centre with current occupiers including Primark, H&M, River Island and Next
- 🚉 Sheffield station is close by, providing trains to London St Pancras International, Liverpool Lime Street, Leeds stations and other destinations
- 🛣️ The A61 (St Marys Road) and the A625 (Ecclesall Road) are within reach
- 🌳 The open spaces of South Street Park (Sheaf Valley Park) are available to the east and Devonshire Green is to the west
- 🎓 The University of Sheffield is situated to the west
- 🏥 Royal Hallamshire Hospital is situated to the west

Additional Information

- The current lease states Use as Department Store. Please refer to legal documents for further details

Planning

- Local Authority: Sheffield City Council
Email: www.sheffield.gov.uk

The vendors have obtained Pre-App advice from Sheffield City Council in relation to 'demolition of existing building and redevelopment to comprise two buildings of approximately 22 and 34 storeys for mixed use retail, food and beverage, leisure, residential, office, hotel and public realm"
Further documents are available in the legal documents

Please note Planning has not been applied for and the vendors are only selling the leasehold interest in the property

VAT - VAT is applicable to this lot.

Viewing

To view please email stuart.gayer@allsop.co.uk ref Sheffield

Allsop

Stuart Gayer.
Tel: 0207 344 2626
Email: stuart.gayer@allsop.co.uk

Sellers Solicitor

Brian Ghatan.
Weightmans LLP
Tel: 01612140588
Email: brian.ghatan@weightmans.com

Floor	Approx GIA	
Basement Floor	3,602.03 sq m	38,772 sq ft
Ground Floor	3,680.35 sq m	39,615 sq ft
Lower Mezzanine Floor	116.50 sq m	1,254 sq ft
First Floor	3,756.62 sq m	40,436 sq ft
First Mezzanine Floor	36.98 sq m	398 sq ft
Second Floor	3,702.46 sq m	39,853 sq ft
Second Floor Mezzanine	844.48 sq m	9,090 sq ft
Third Floor	3,702.55 sq m	39,854 sq ft
Roof	429.21 sq m	4,620 sq ft
Total	19,871.18 sq m	213,892 sq ft

The Gross Internal Areas were obtained from a previous marketing brochure

The property is currently subject to a Lease in favour of Department Stores Realisations Limited (in Administration). The tenants have served a break notice on the vendors expiring 31st January 2023

There may be a possibility for early occupation, subject to agreement with the administrators

Featured 1



Featured 2



Featured 3



Featured 4



Featured 5



Featured 6



Featured 7



Featured 8

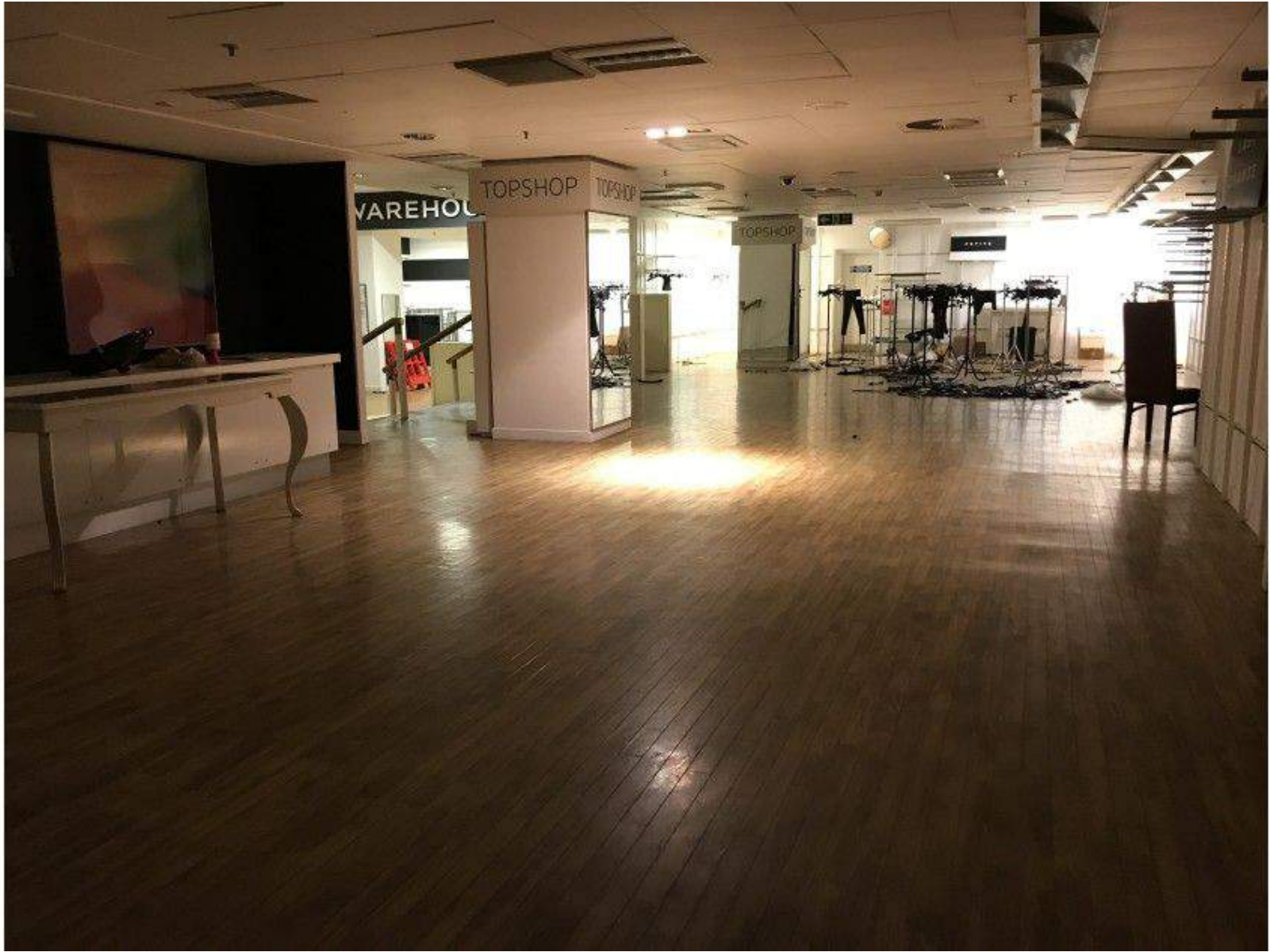


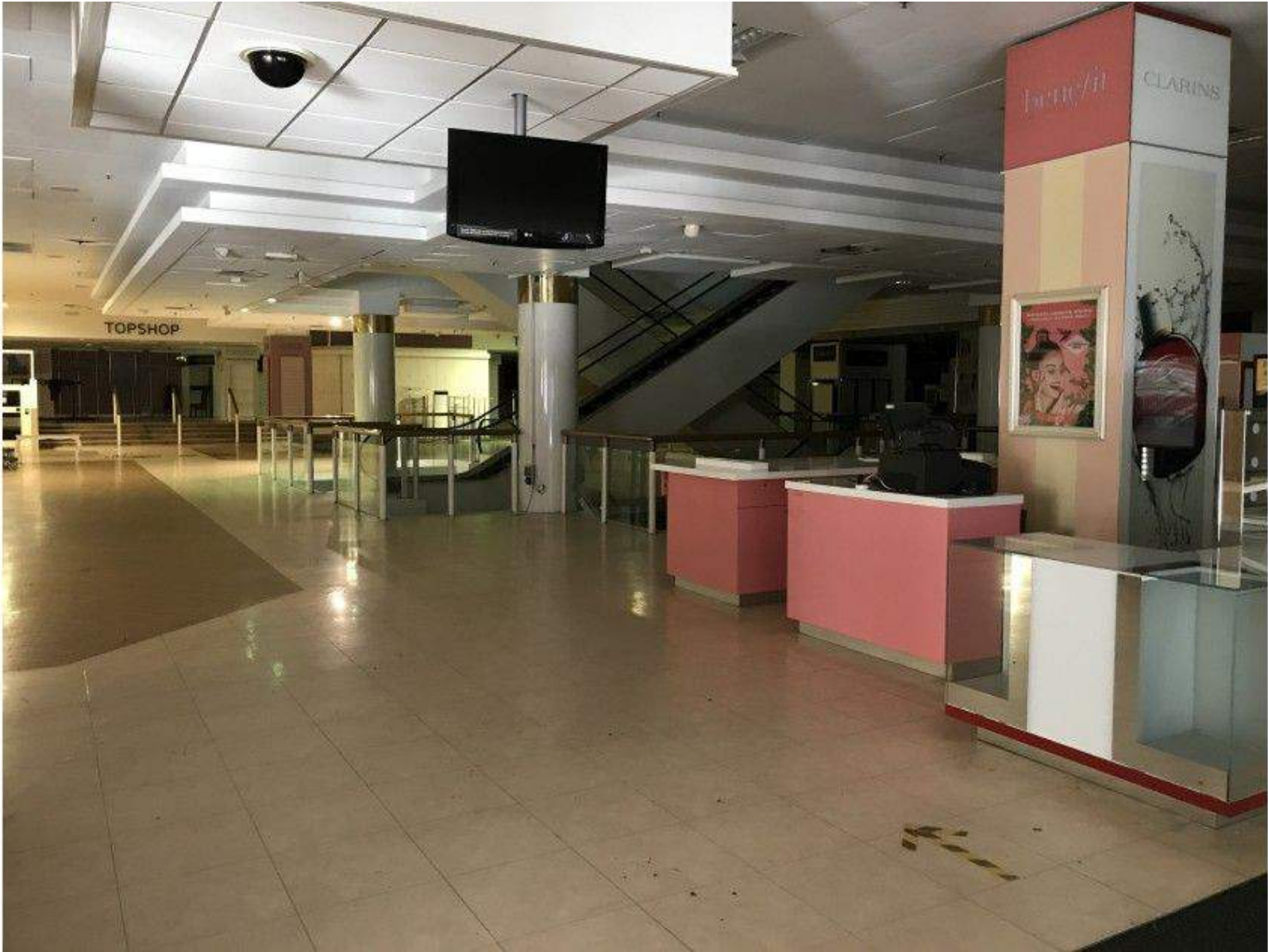
Featured 9



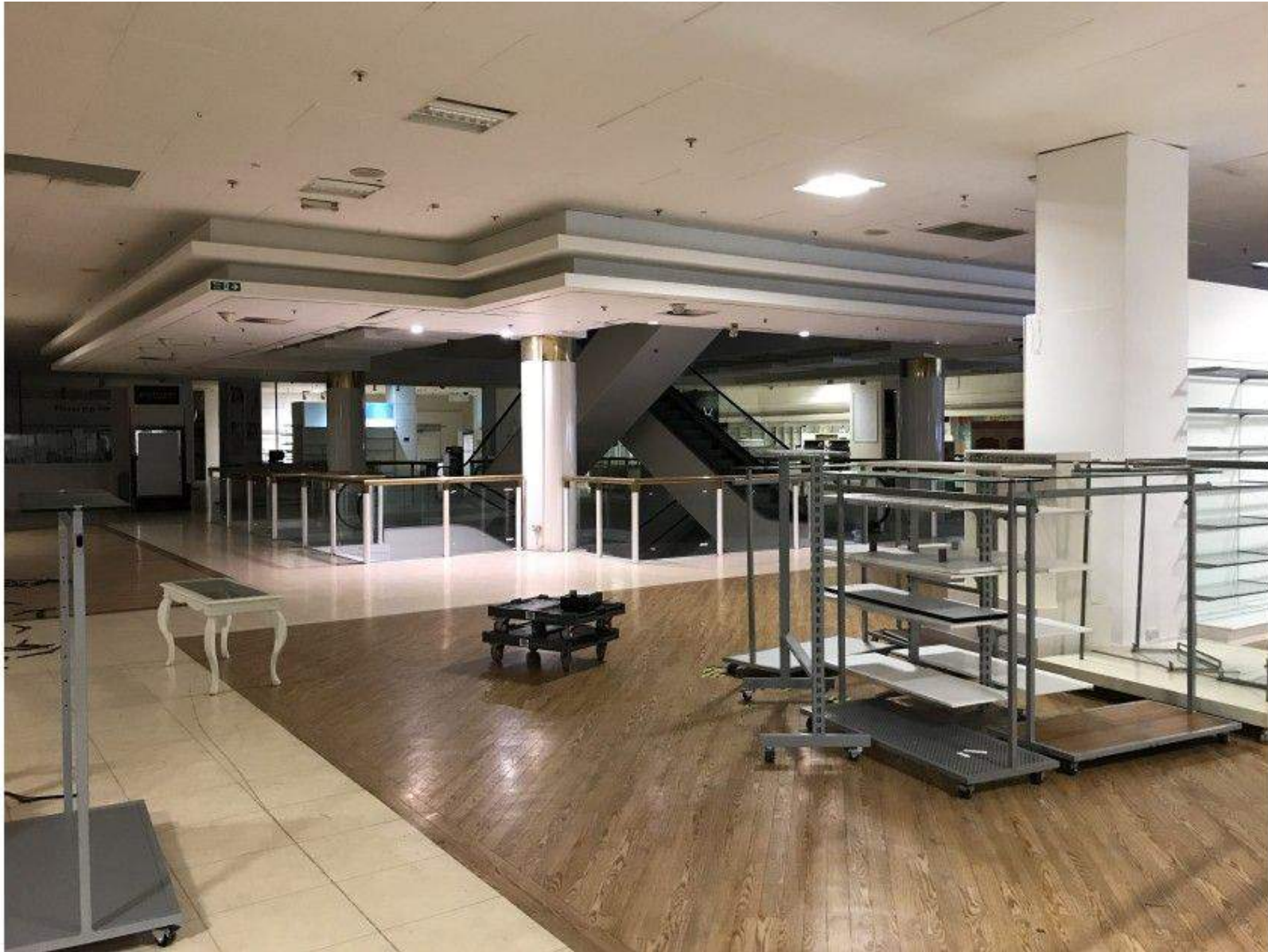
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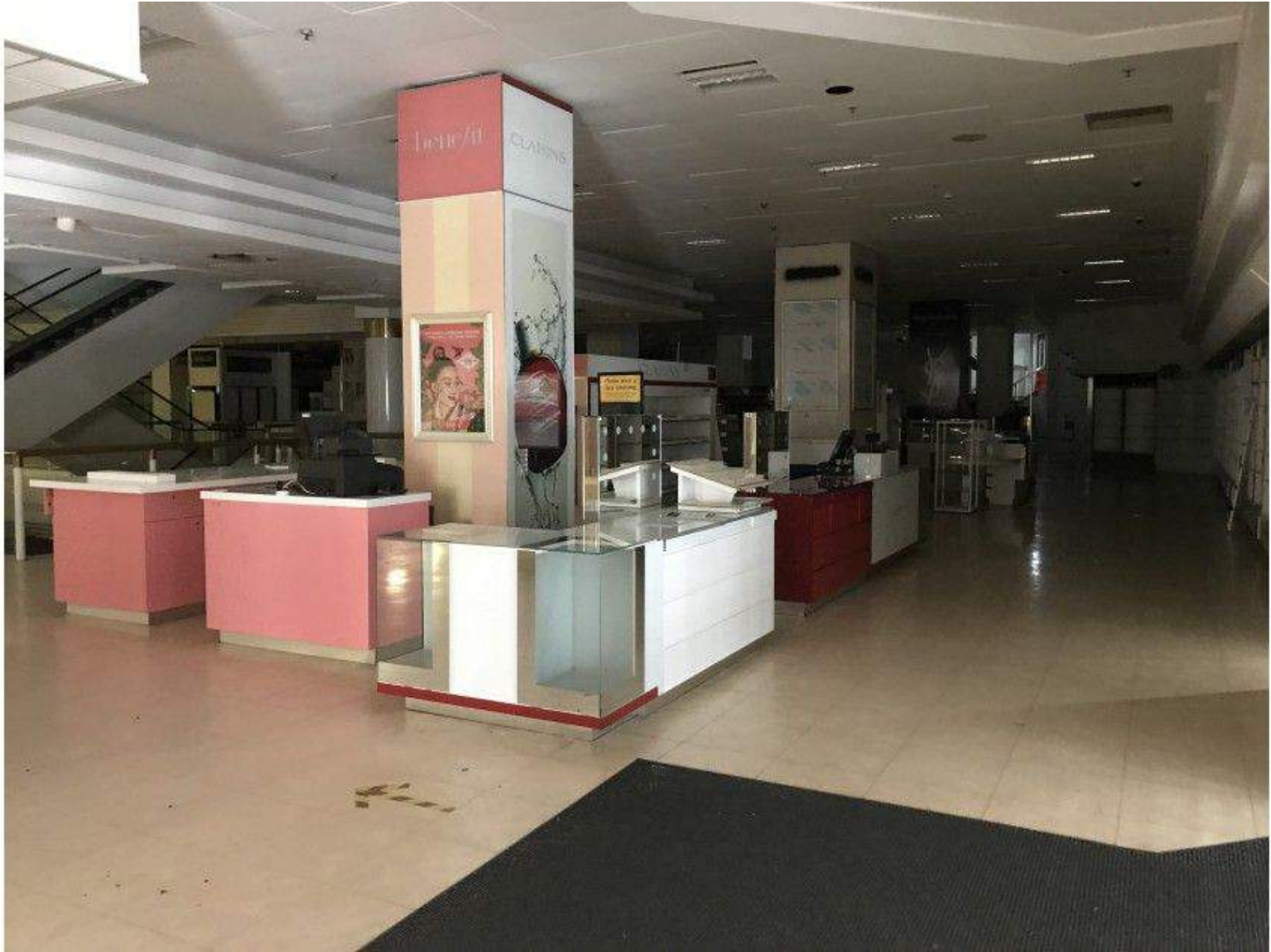


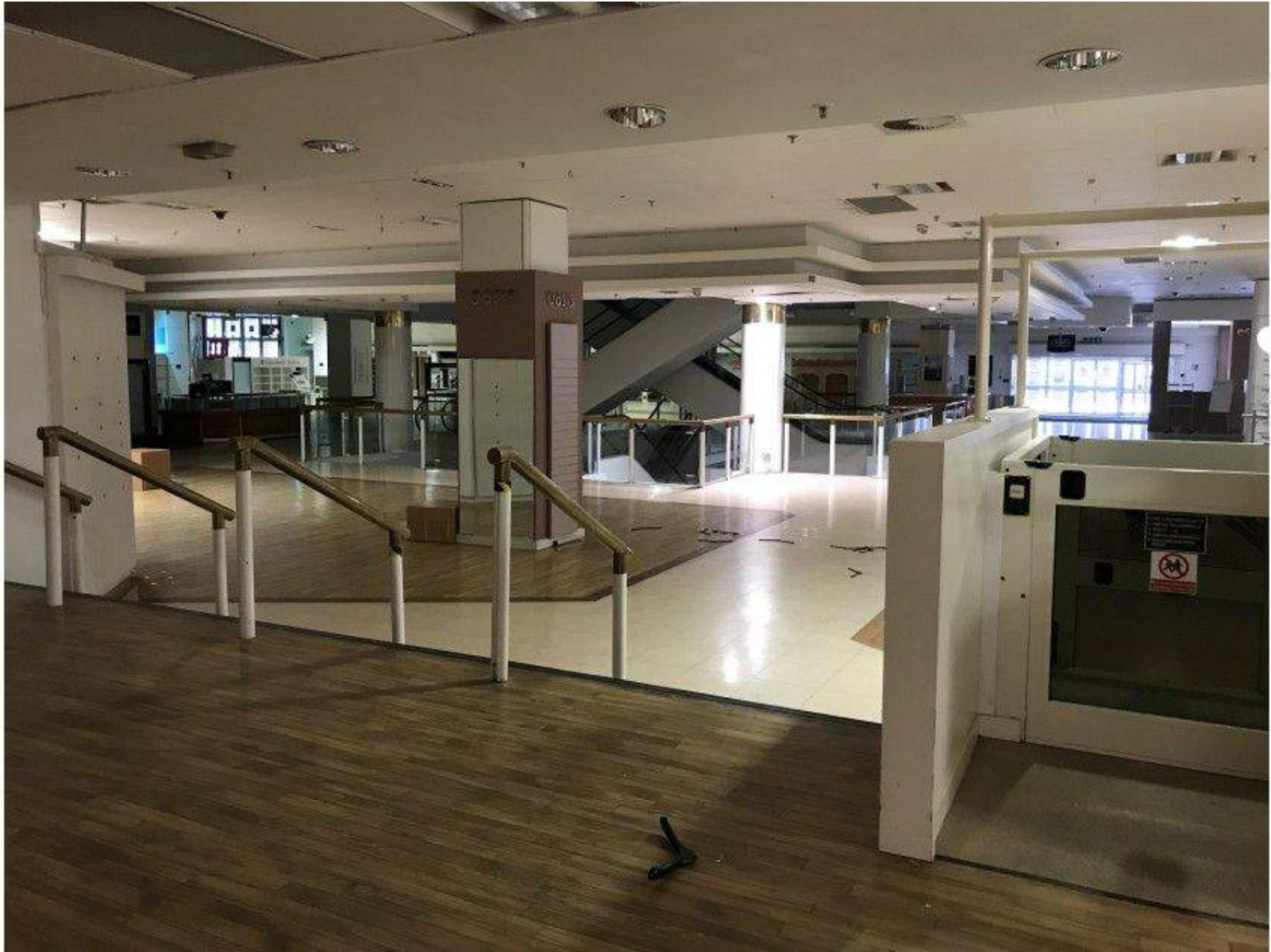


Featured 13

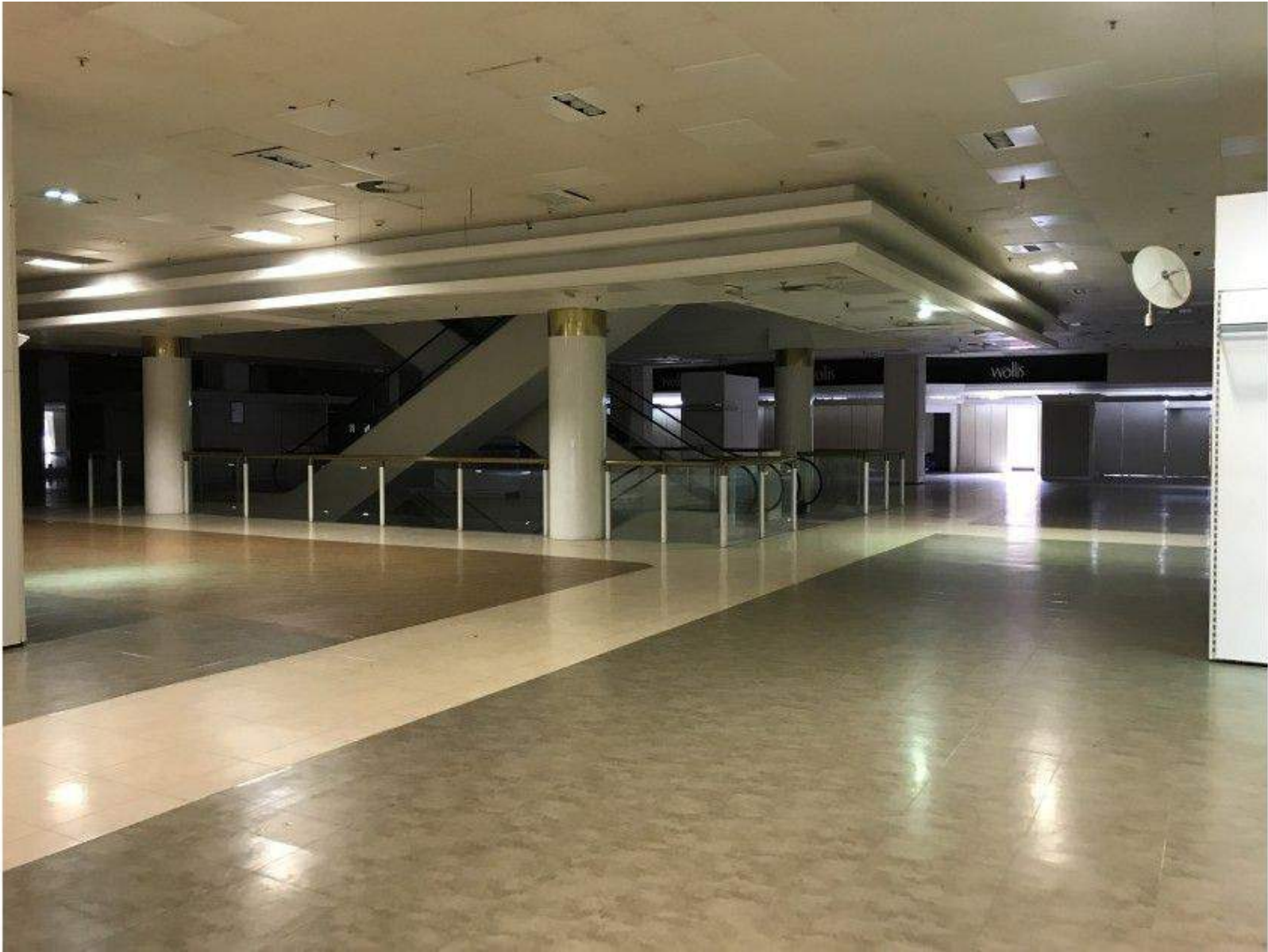


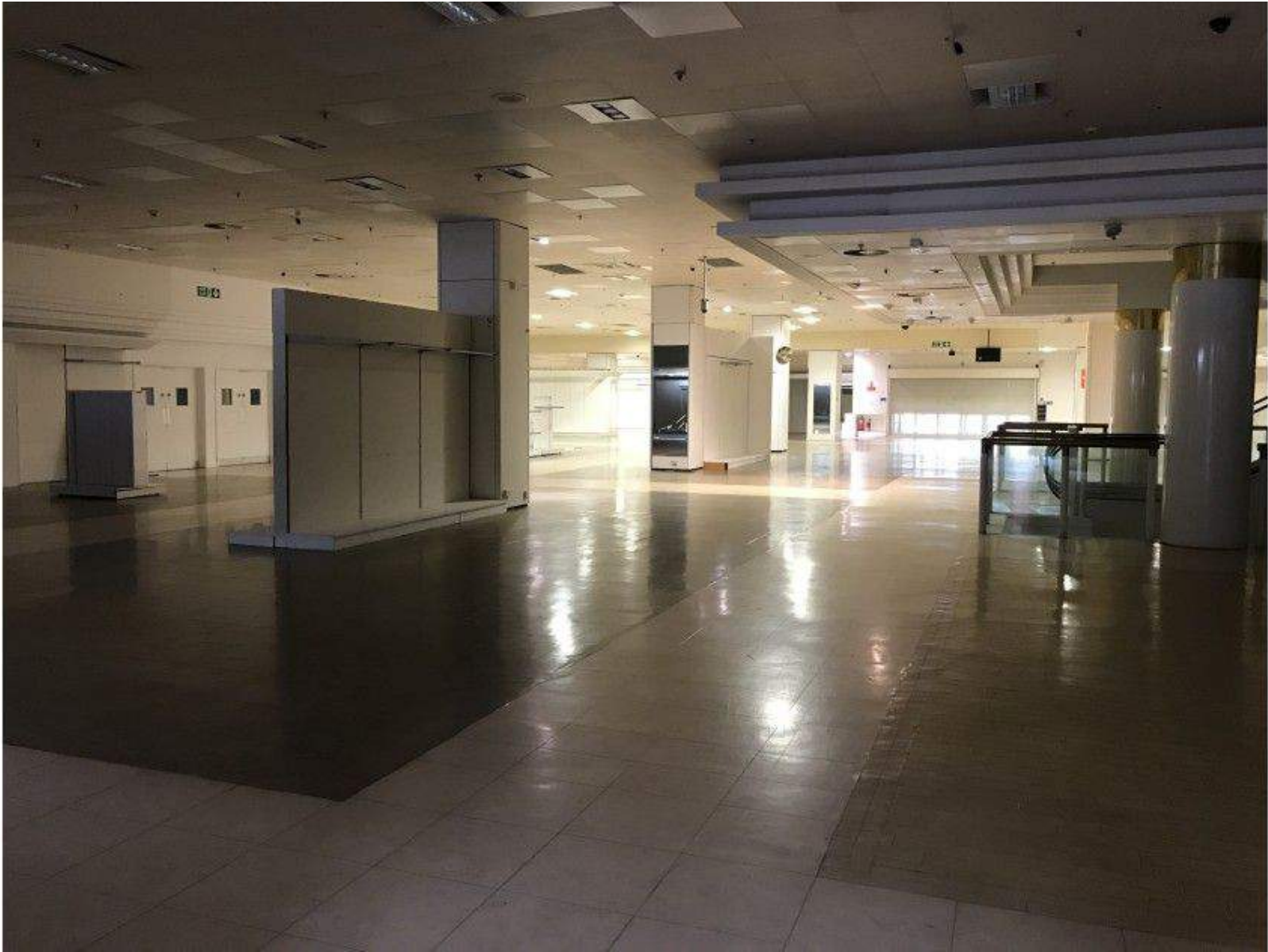


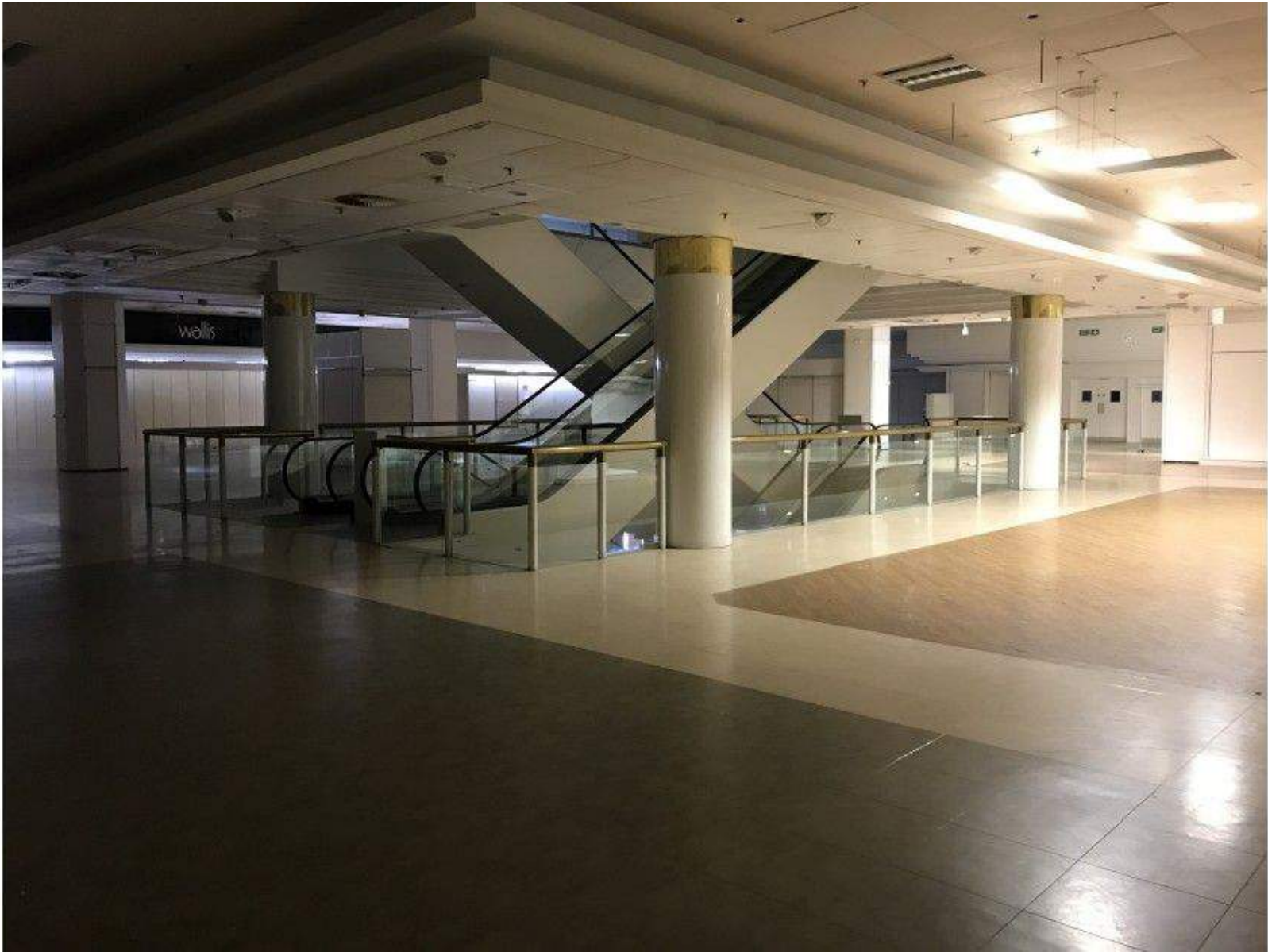








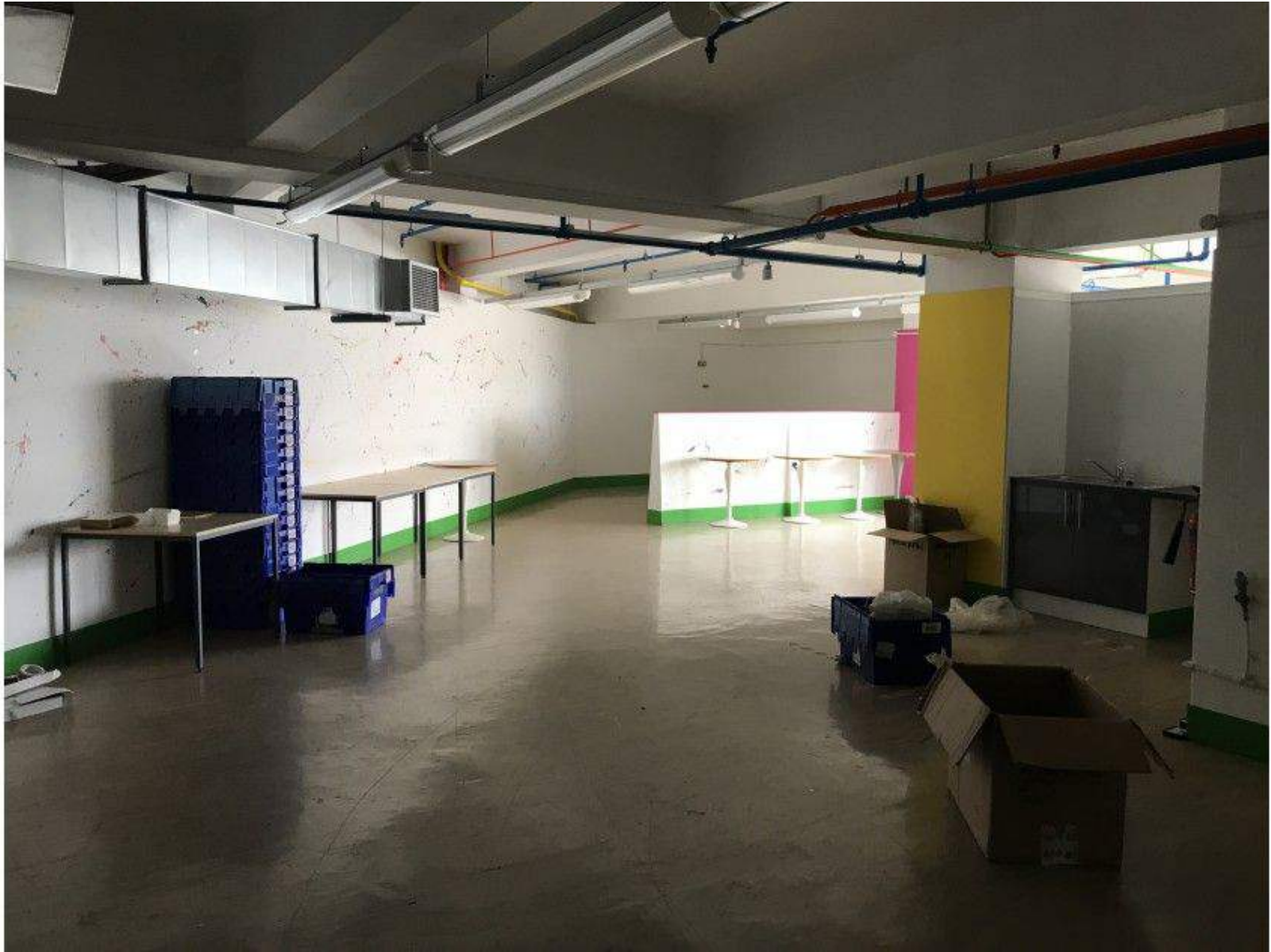








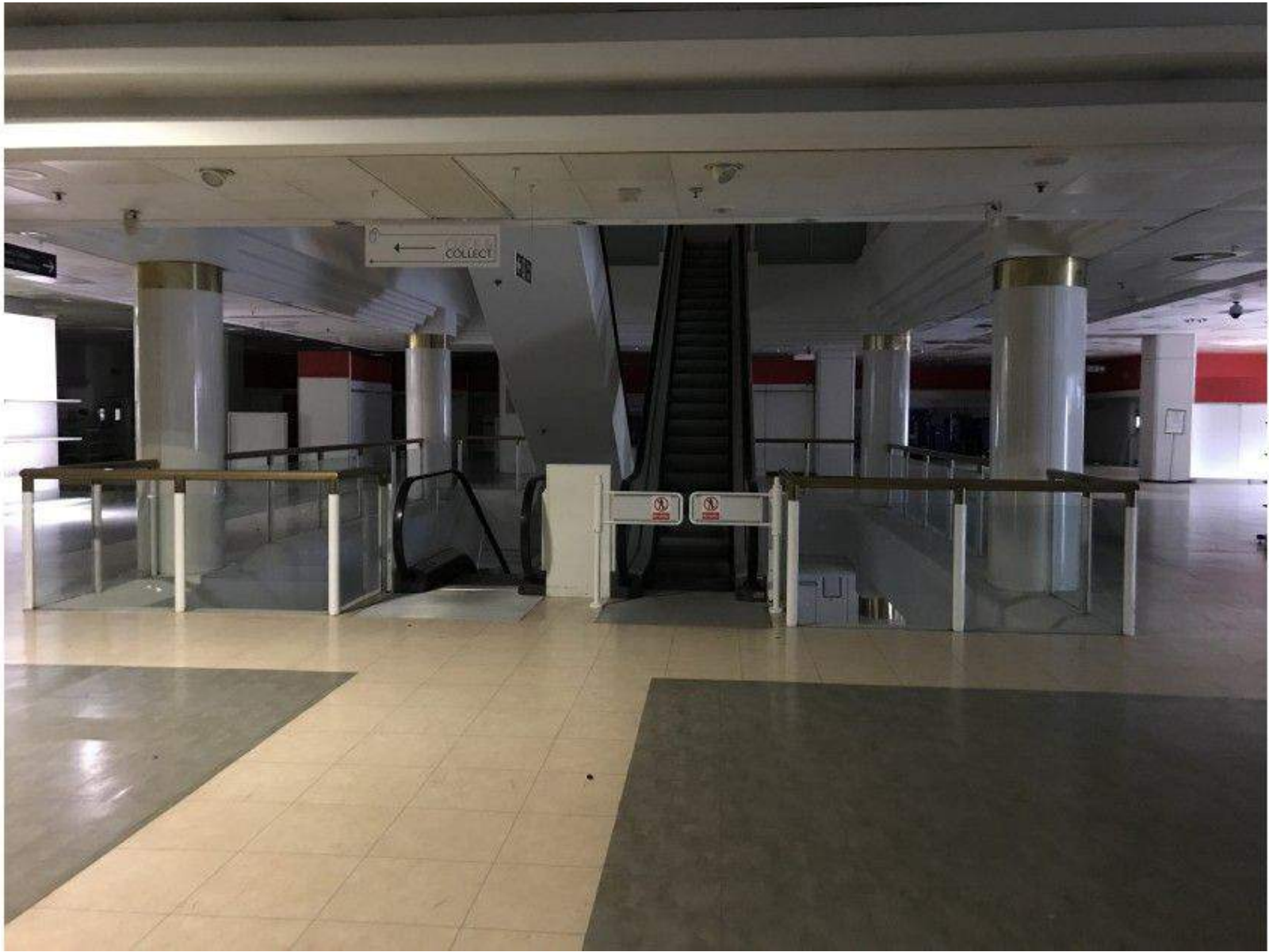


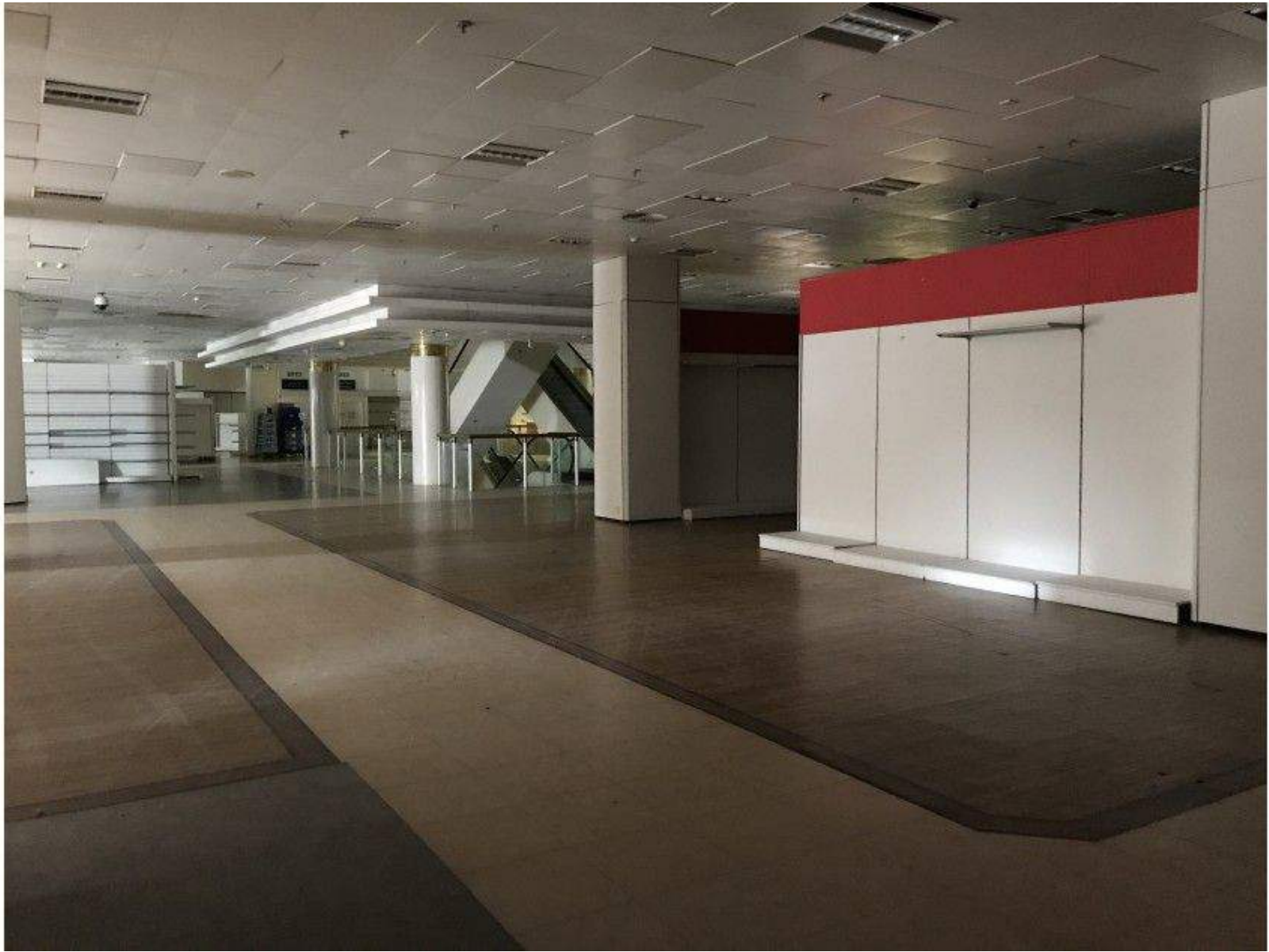


















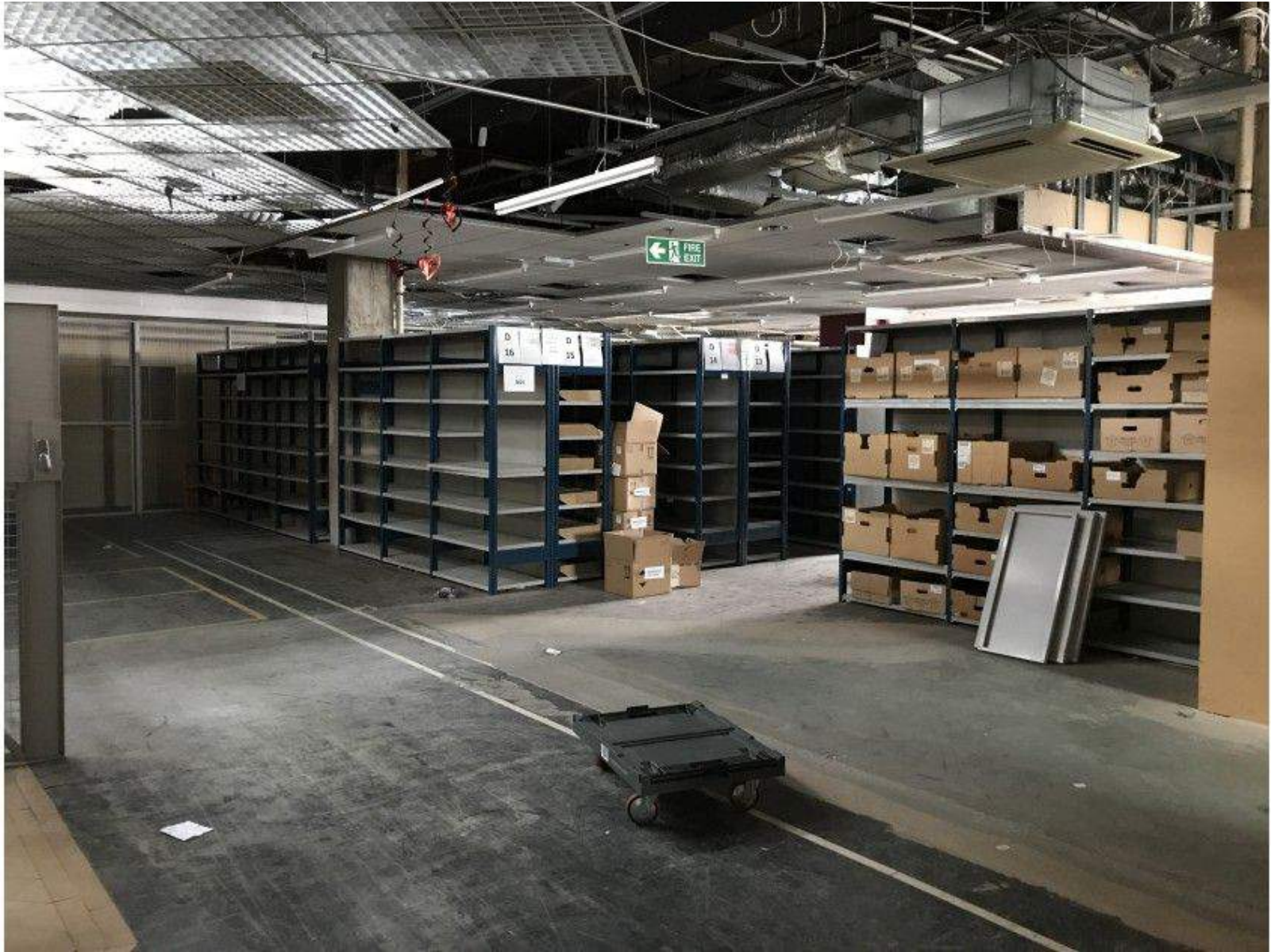
















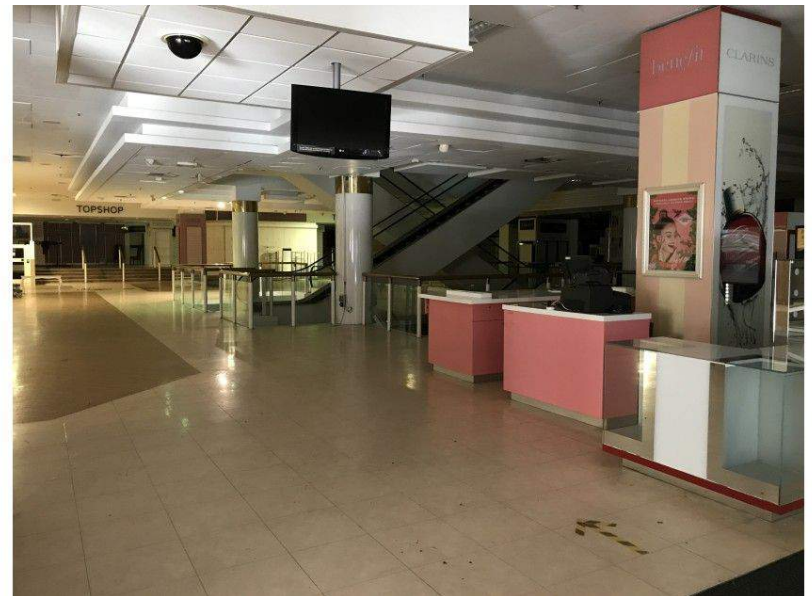
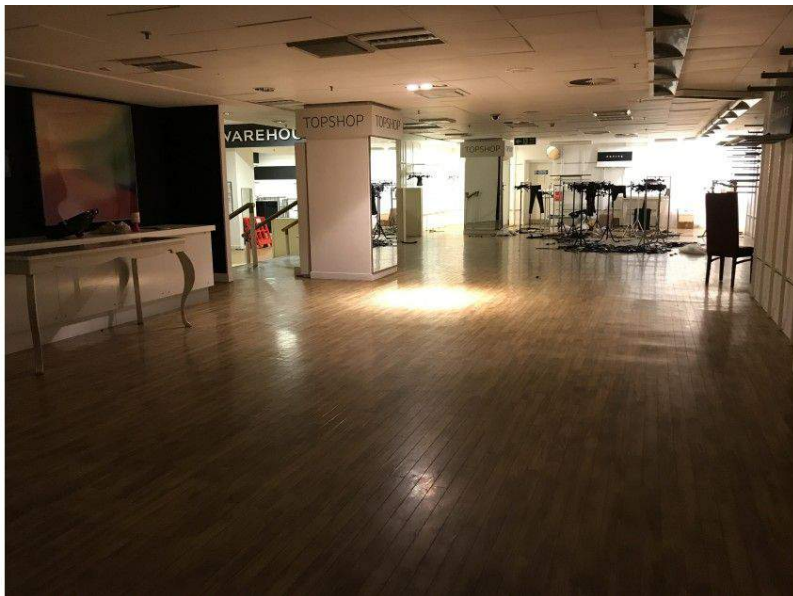
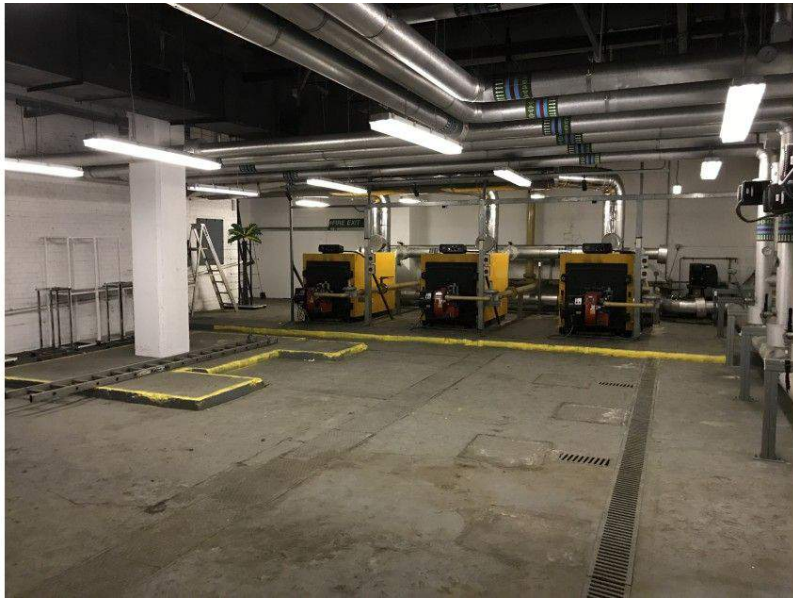


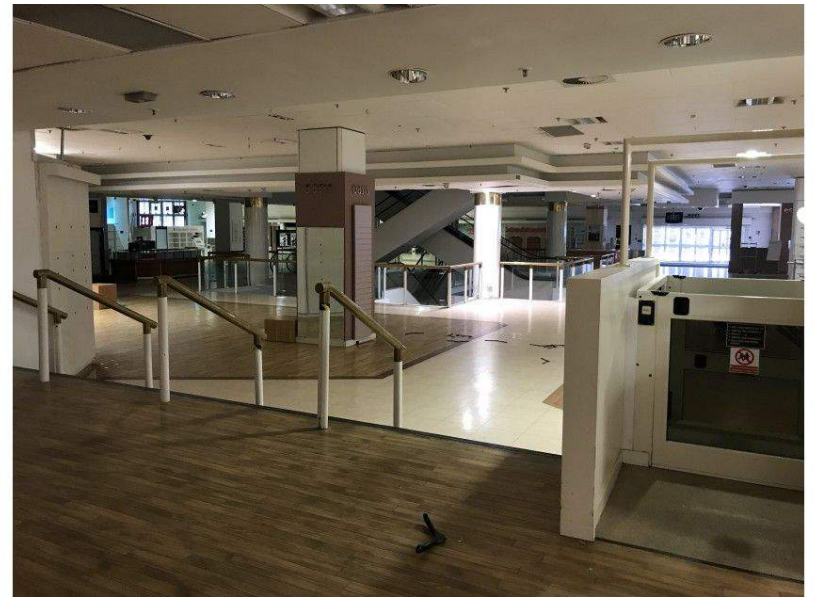
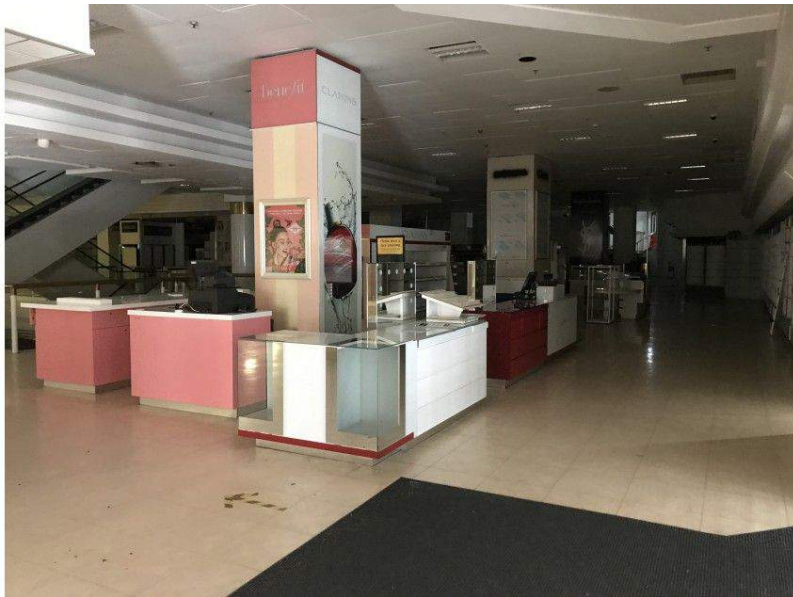
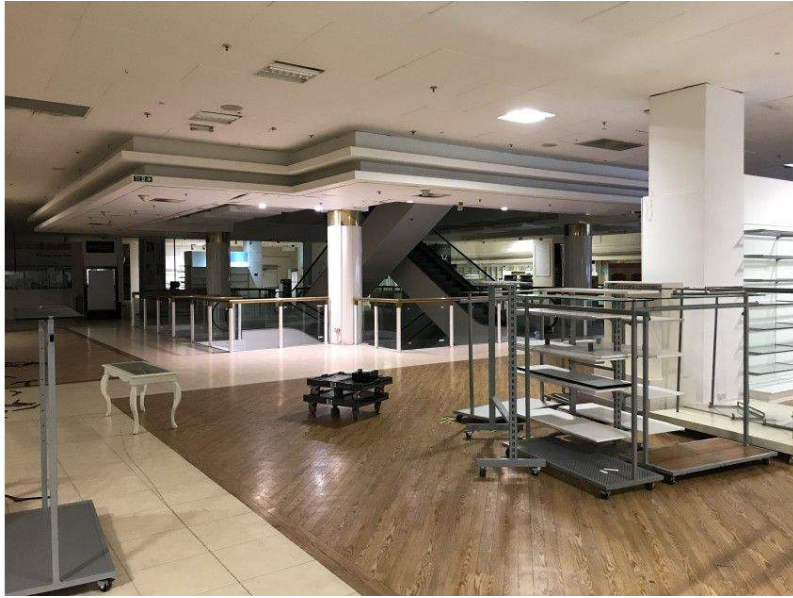


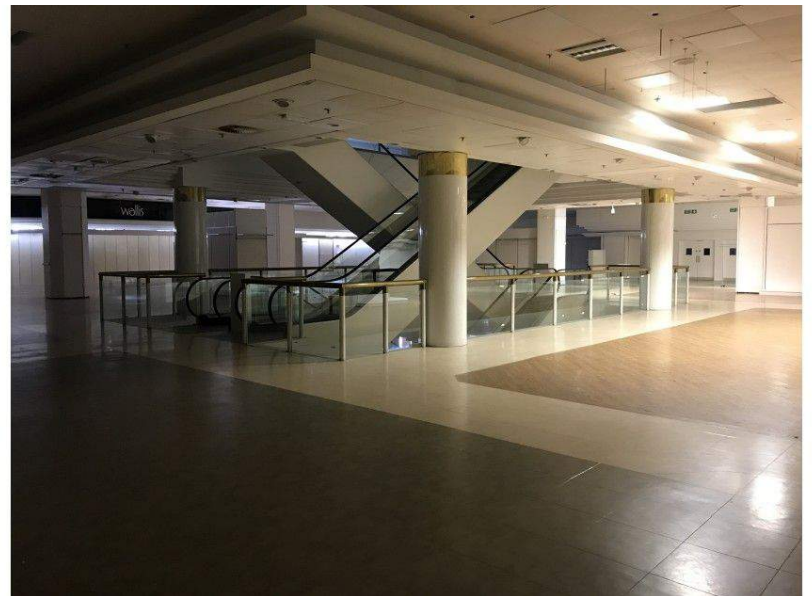
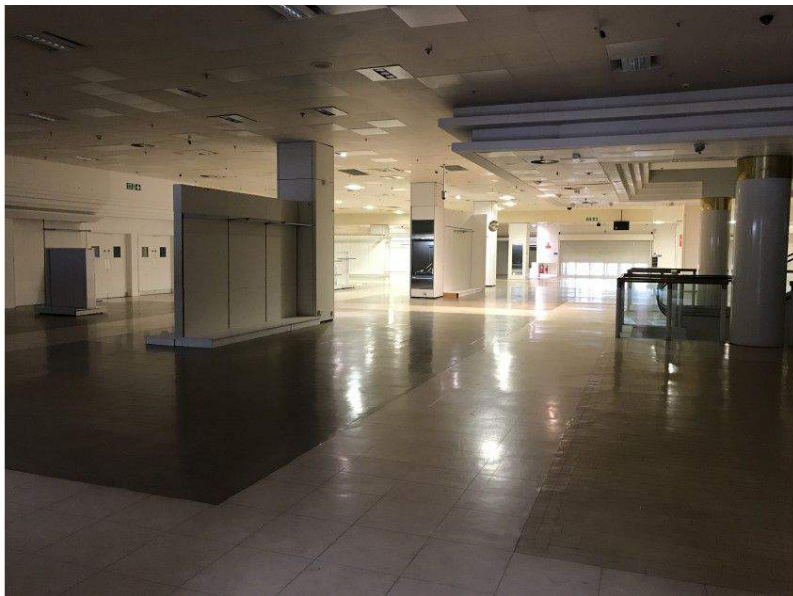


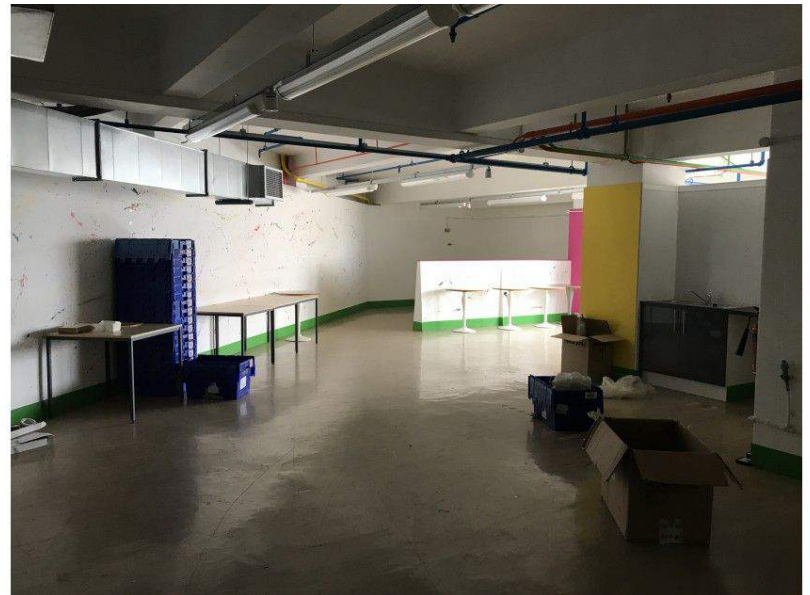


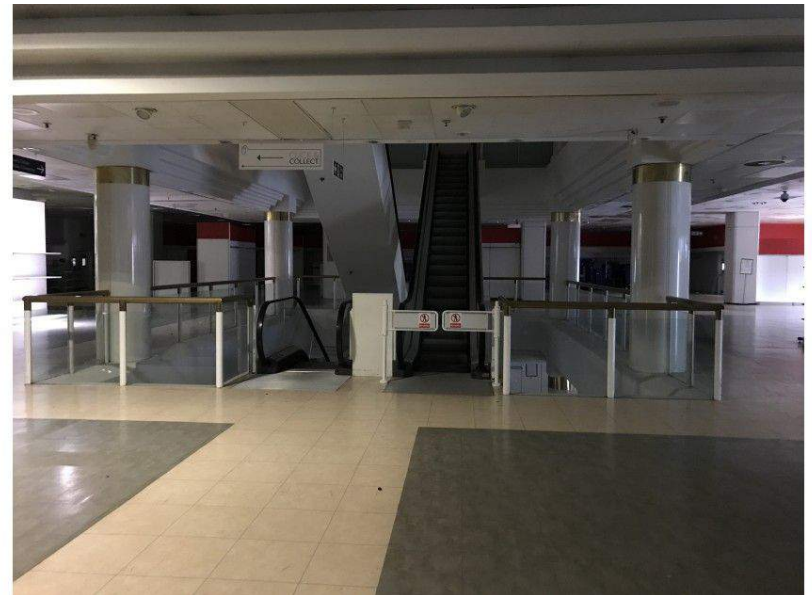


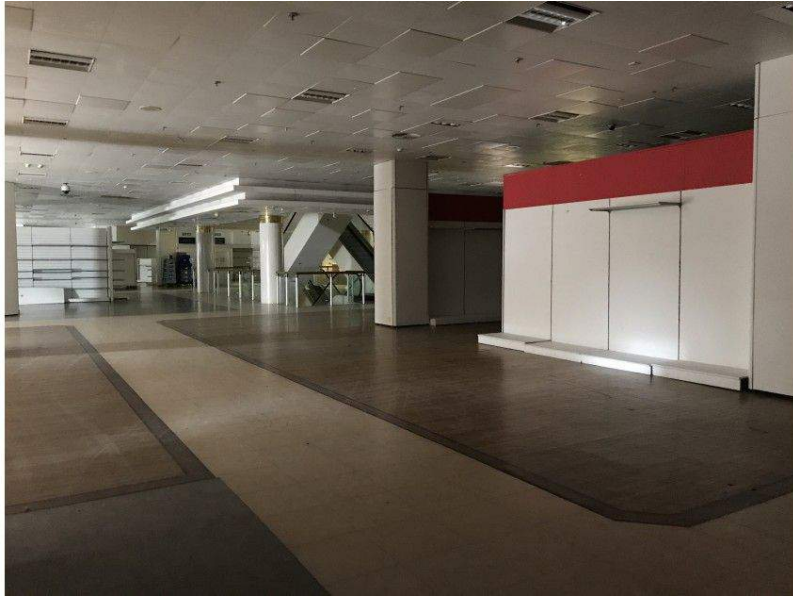




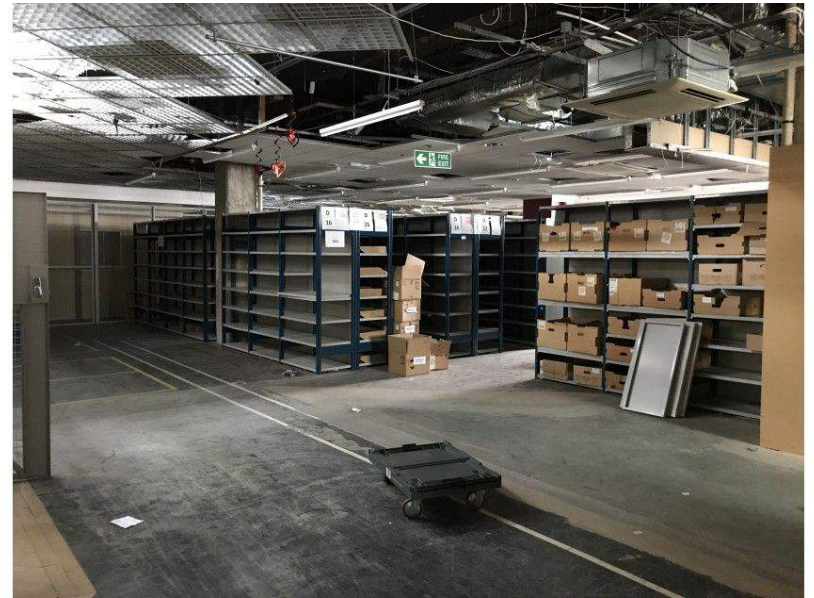






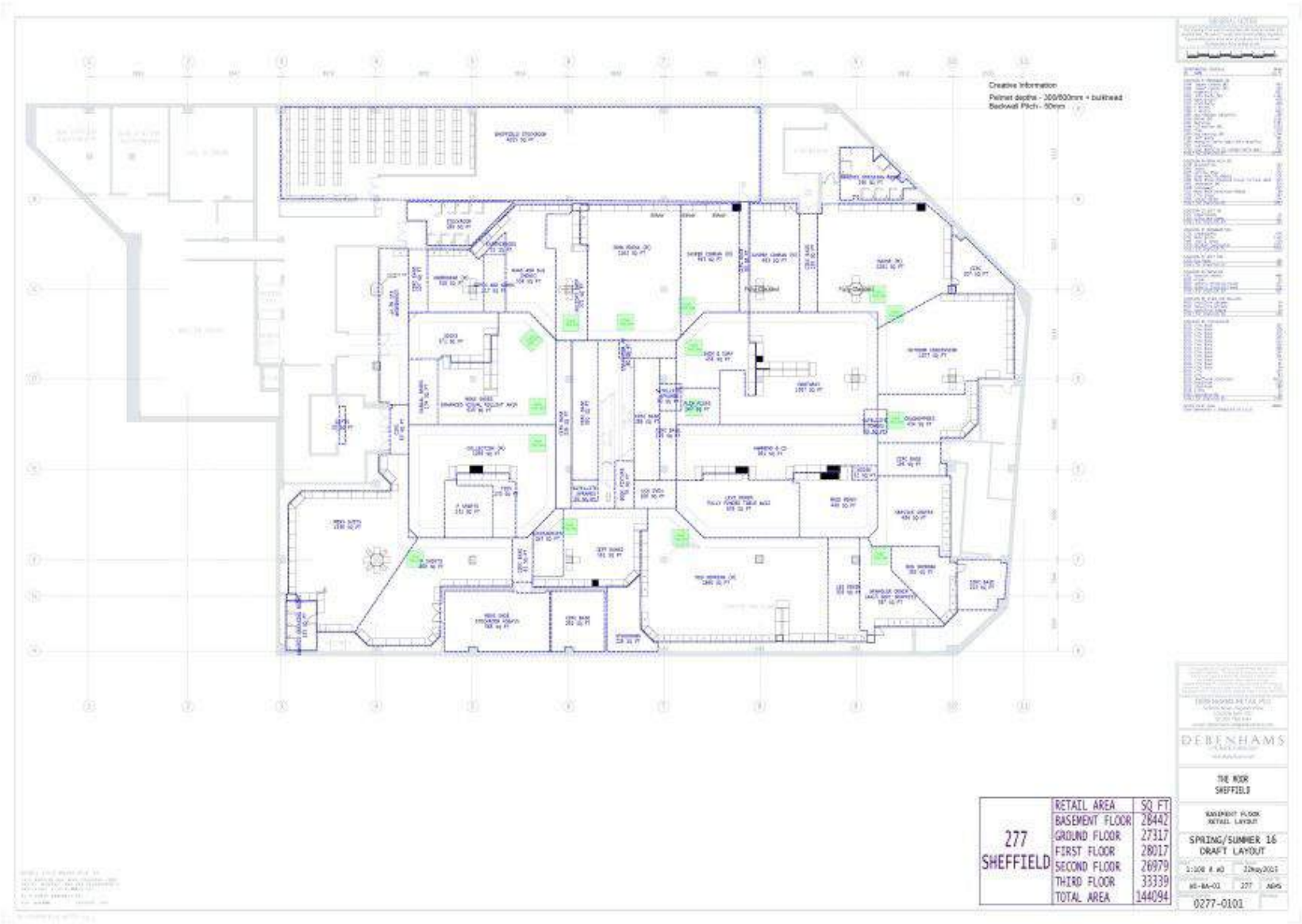




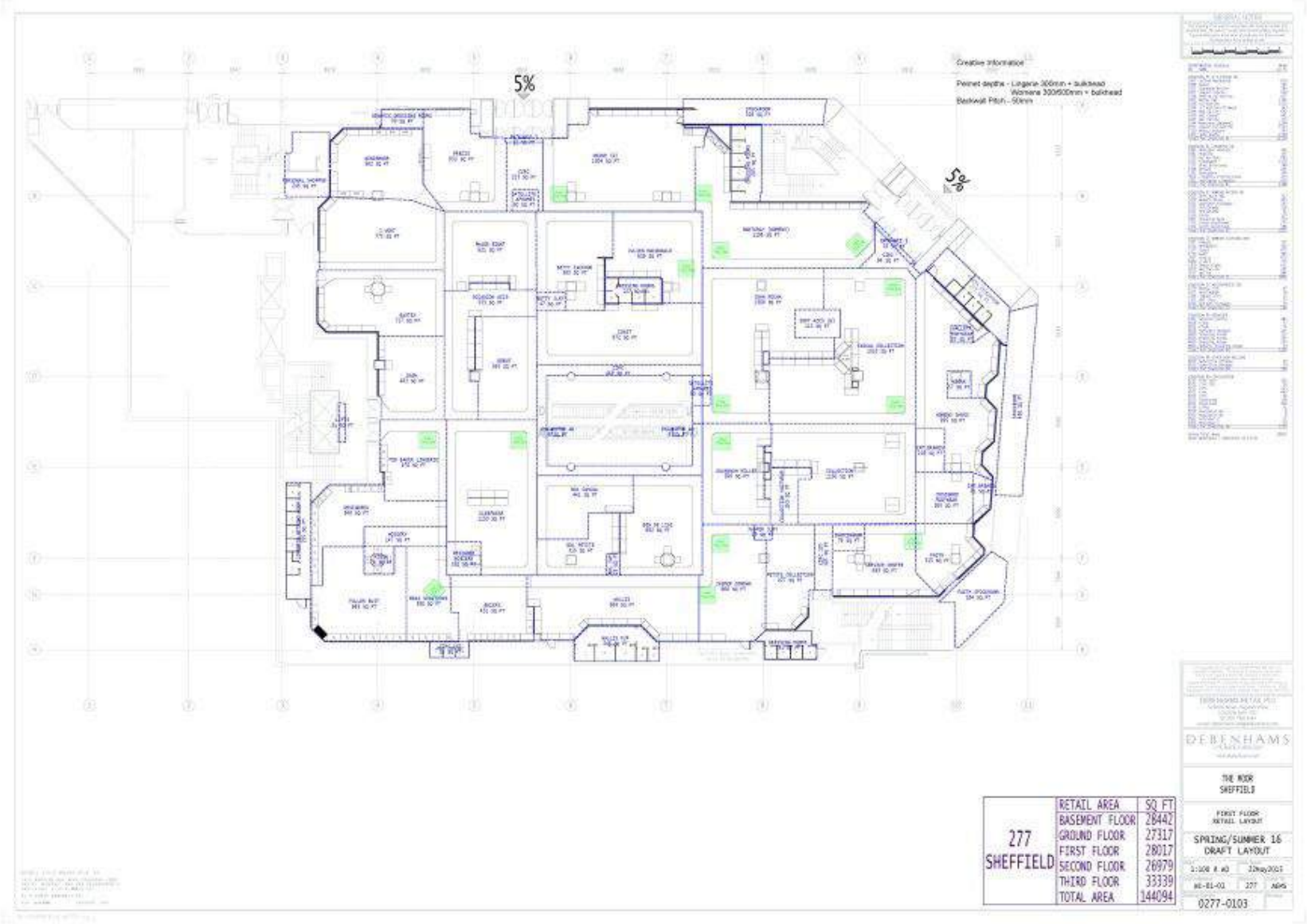




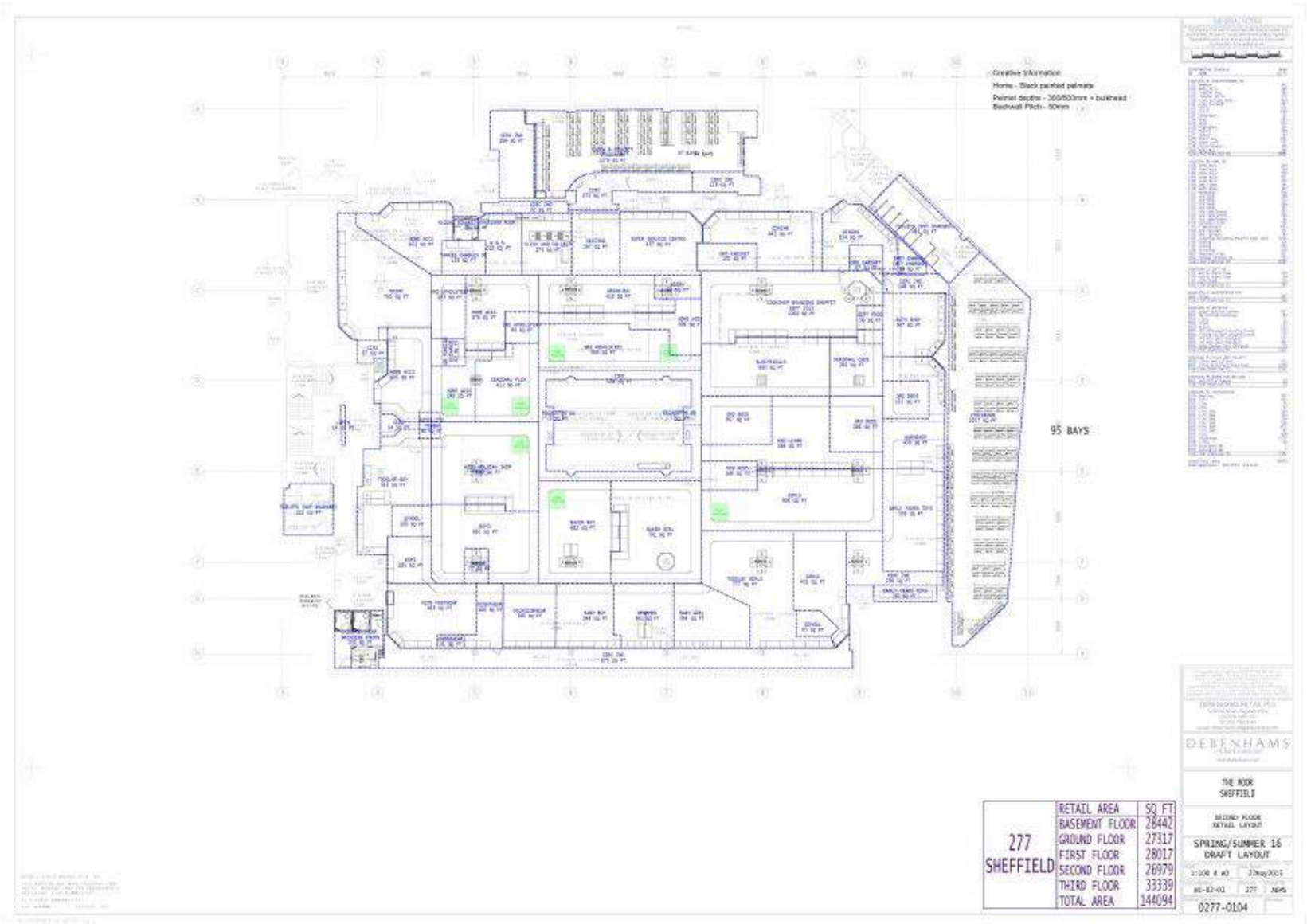
Floorplan 1



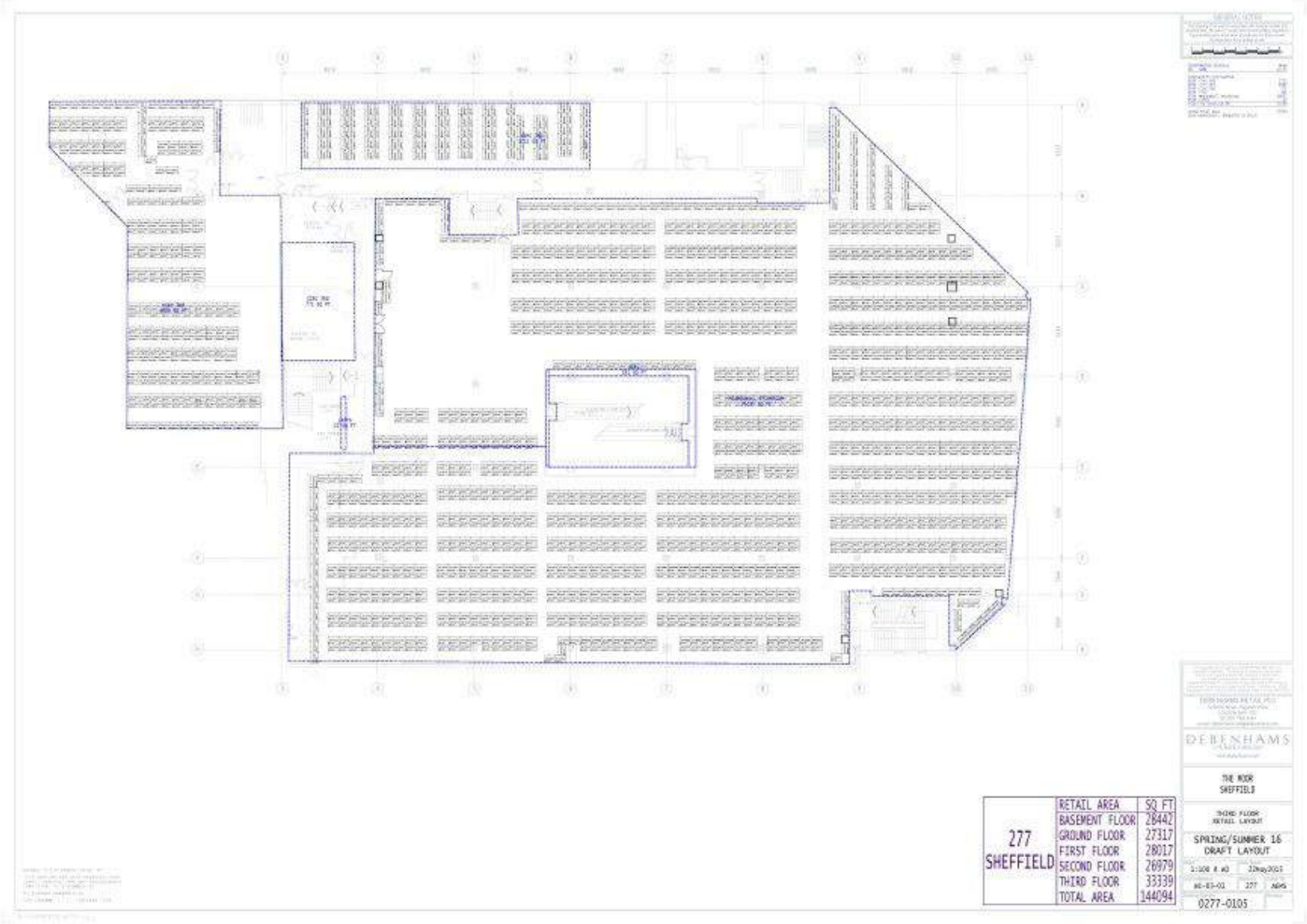
Floorplan 2



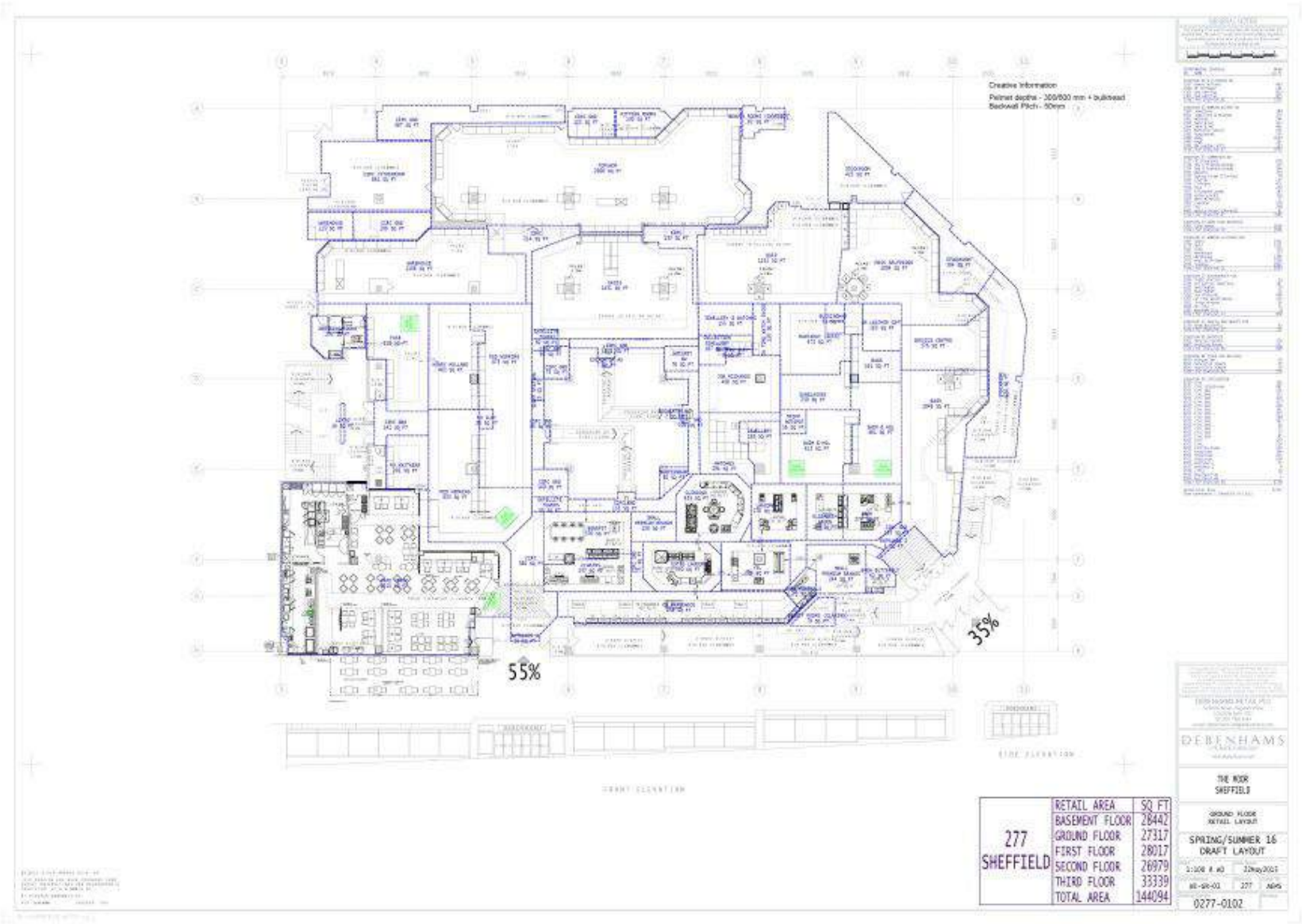
Floorplan 3



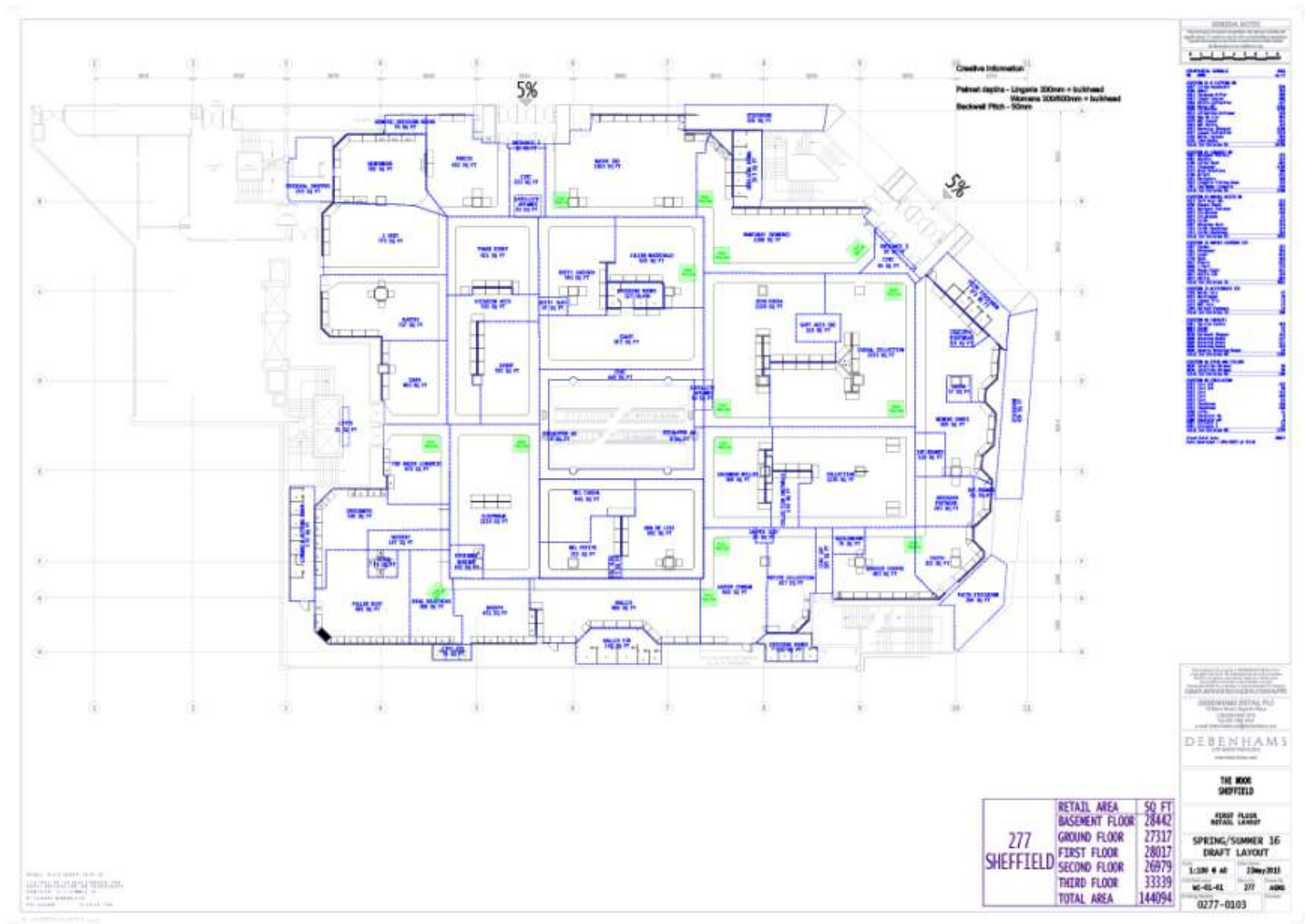
Floorplan 4



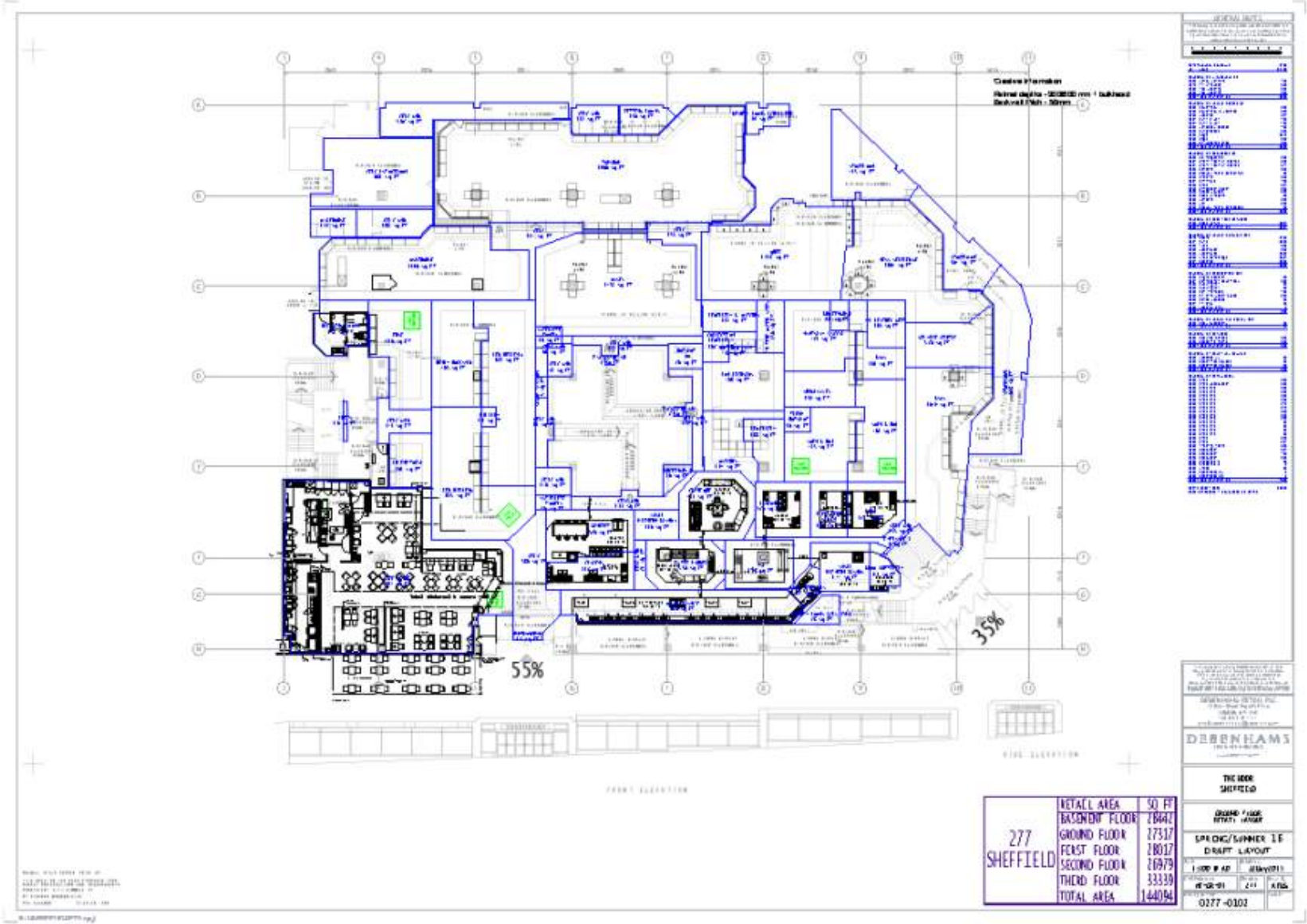
Floorplan 5



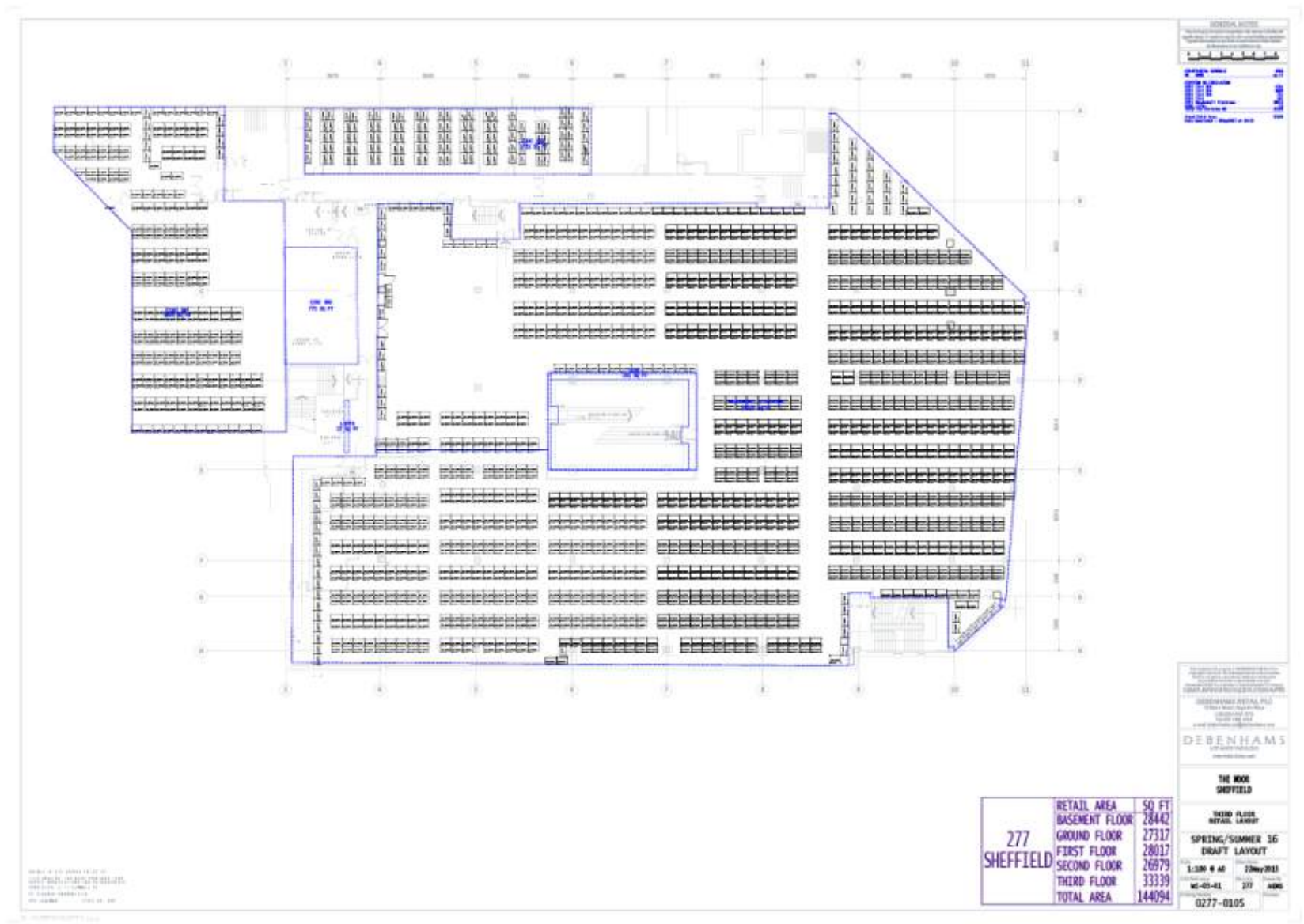
Floorplan 6



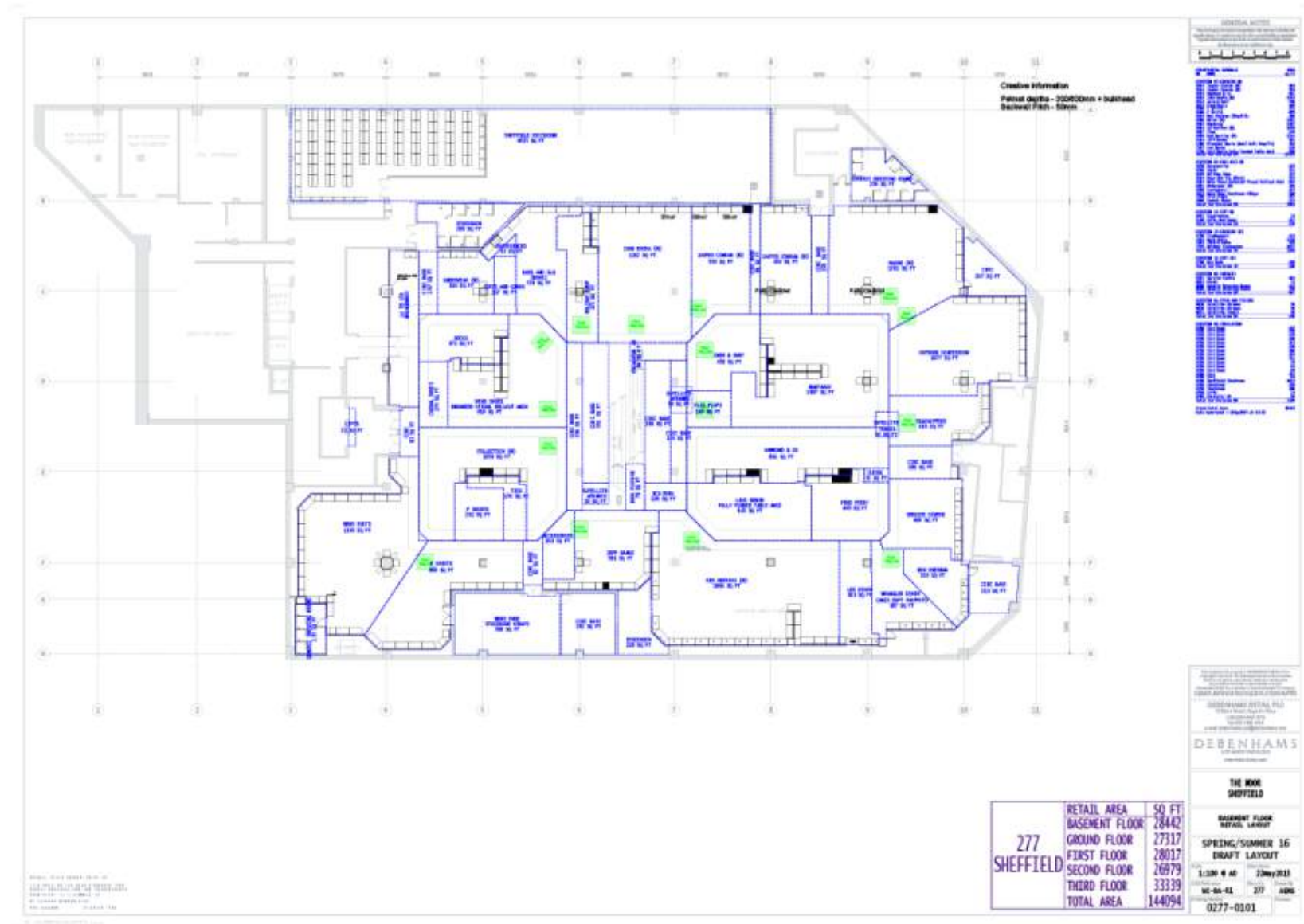
Floorplan 7



Floorplan 8



Floorplan 9



Lot 41, Residential Auction - 12th May 2022



Disclaimer

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Important notice - Pre-registration approval to bid, guide prices, reserves, additional charges and other matters

Pre-registration approval to bid

Allsop now require all bidders who wish to bid at our Auctions to register beforehand. All checks required by current anti-money laundering legislation must be satisfactorily completed as part of this process before prior approval to bid will be given. Please use the links on our website to pre-register.

Following approval to bid, the buyer named in your registration cannot be changed without consent (for which a charge might be made).

Guide Prices

1. A guide price (to include a range of prices), is not an indication of the anticipated eventual selling price or a valuation; it is an indication of the minimum price ("the Reserve") at which (or range of prices within which) the seller might be prepared to sell. The eventual sale price can and frequently does, exceed the guide price.
2. Where a range is given, the Reserve will sit within that range and will not exceed the top end of the range. Where a single figure Guide Price is given, the Reserve will be within 10%, upwards or downwards, of that figure.
3. The guide price may be subject to change up to and including the day of the auction. The latest published guide price (or range of prices) is displayed on our website and you should check the website regularly for updates and on the day of the auction.
4. All guide prices are quoted "subject to contract".
5. Please note the guide price for the Lot does not include:
 - any Buyers' Fee charged by the auctioneers;
 - VAT on the sale price;
 - SDLT or any other Government taxes;
 - additional costs and fees charged by the seller or third parties that might apply to some Lots and/or some buyers.
6. If a guide price is listed as "TBA", it means no guide price has been set at present. Please do not call our office about this - the guide price, or range of prices, will be published online immediately it becomes available and you should check the auction website regularly for updates and on the day of the auction.

Reserve Prices

7. The reserve price is the minimum price at which the Lot can be sold.
8. Whilst every effort is made to ensure that the advertised guide prices are up-to-date, it is possible that the reserve price set for any Lot may exceed the previously quoted guide price. This is because the seller may fix the final reserve price just before the Lot is offered for sale and you should check the website regularly for updates and on the day of the auction.

Buyers' fees, Seller's fees and additional charges

9. For each Lot, a Buyers' Fee is payable on the fall of the hammer to Allsop LLP as follows:

Residential Auctions

- Lots sold for **£10,000 or more**: Buyers' Fee of **£1,250** inclusive of VAT
- Lots sold for less than **£10,000**: Buyers' Fee of **£250** inclusive of VAT

Commercial Auctions

- All Lots: Buyers Fee £1,000 inclusive of VAT

10. Additional charges and fees might be charged by the seller and/or other third parties. You are strongly advised to read the Special Conditions of Sale for the Lot prior to bidding to check for any additional charges and fees and to check the addendum which might also (but does not always) contain details of such amounts.

11. VAT may be chargeable in addition to the sale price for the Lot. The Lot Particulars and/or the Special Conditions of Sale will indicate whether VAT applies.

Other Matters

12. Please note that Lots may be sold or withdrawn at any time prior to auction.
13. Please note that the amount of Bidder Security (payable on application to bid at the auction) and the Buyer's Fee may each be varied from the standard amounts quoted. Please refer to the addendum, the Particulars and/or the conditions of sale.
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