



Meadowhall
Shopping Centre

M1
J34

Tinsley Roundabout

A6178

Shepcote Lane

**RETAIL
INVESTMENT
WITH
DEVELOPMENT
POTENTIAL
LOCATED ON
A GATEWAY
SITE NEXT TO
MEADOWHALL**

Shepcote Lane /
Plumpers Road,
Sheffield
S9 1UP



BILFINGER



GVA



Prescott & Partners



Executive Summary

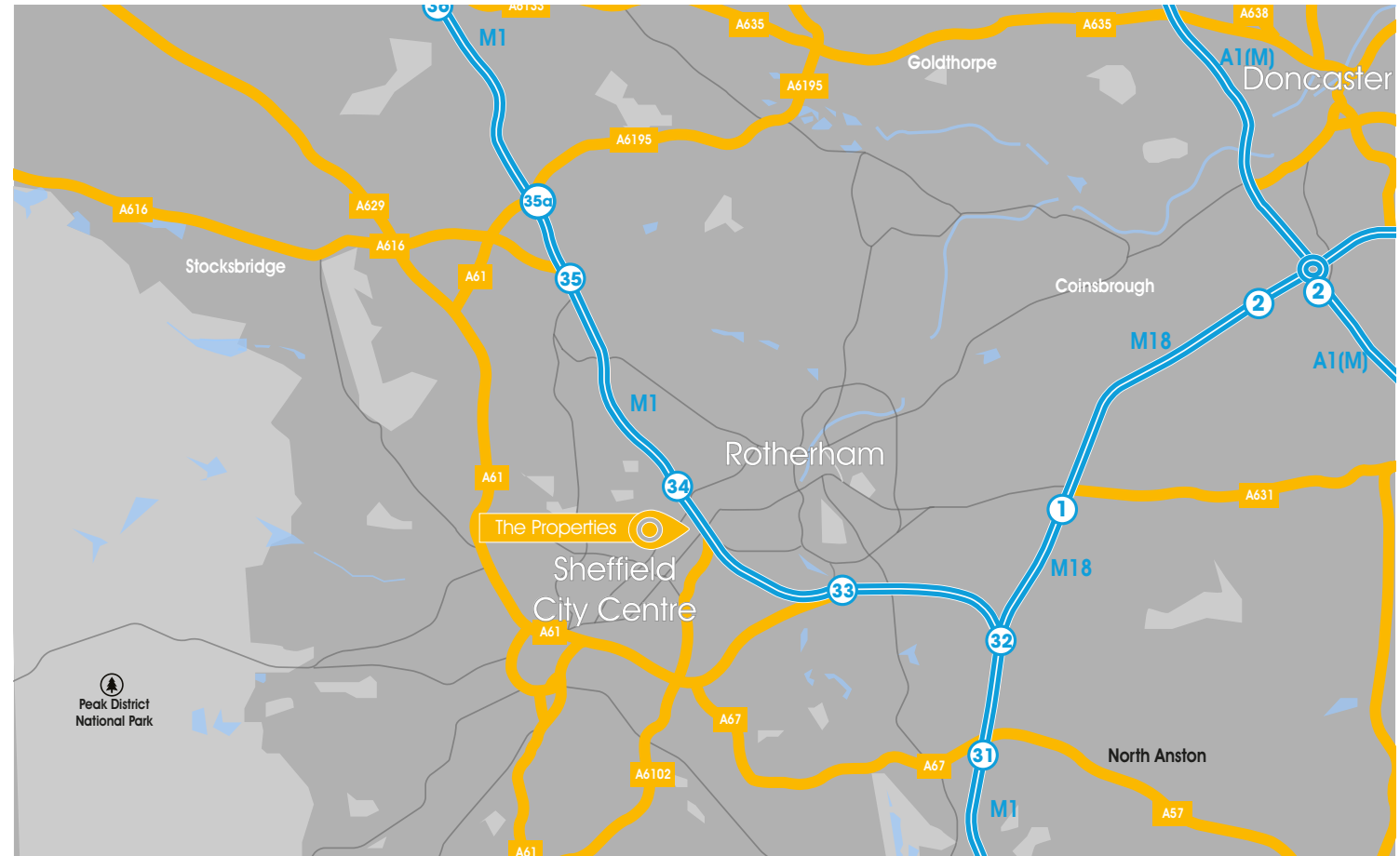
- Strategically important gateway investment/development opportunity positioned off Junction 34 of the M1 Motorway close to Meadowhall Shopping Centre and transport interchange which is also the proposed location of the HS2 station for the Sheffield region.
- Currently producing an income of £68,500 per annum with the prospect of rental growth and lease re-gear.
- Comprising two sites positioned off Shepcote Lane. The Northern plot of land comprises a two-storey retail unit and car park currently occupied by retailer, American Golf. The second plot comprises three former terrace properties currently utilised as a café, together with a separate workshop and cleared amenity land.
- Unconditional offers are invited for the combined freehold interest (subject to the leasehold interests granted).

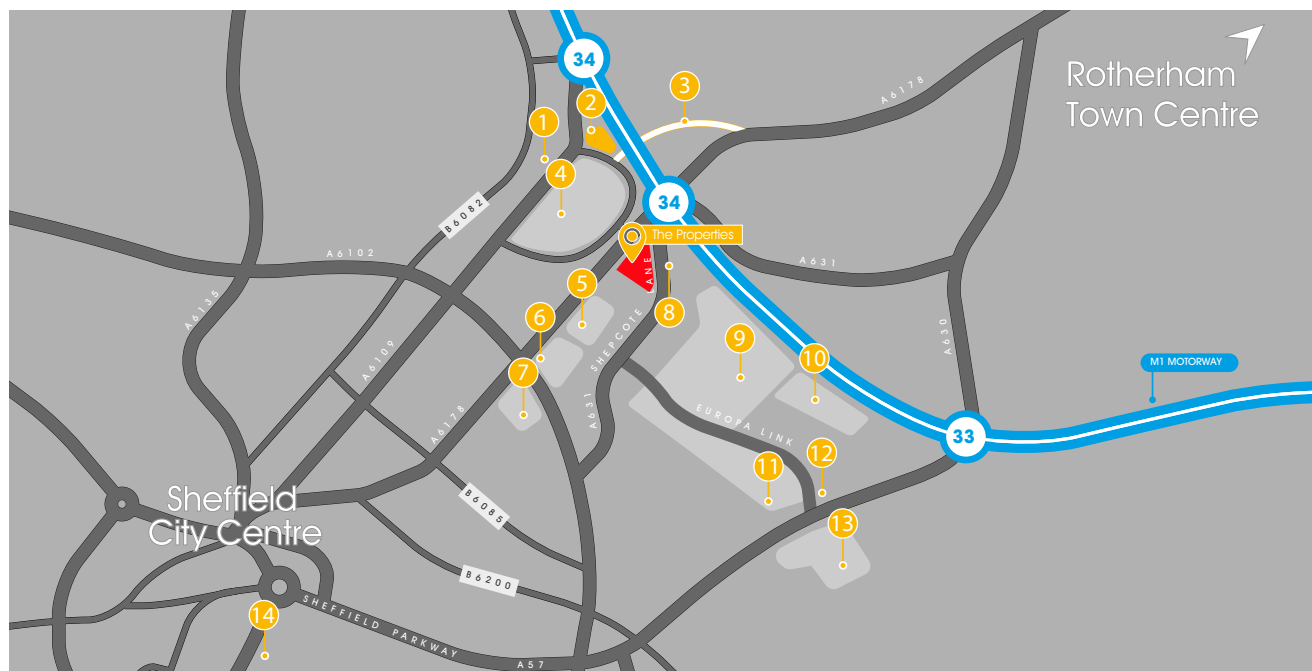


Location

The property is located in Sheffield, the principal administrative and commercial centre of South Yorkshire and one of the UK's major cities with the 6th highest population and a GVA of £28.2 billion annually. The city is the fourth largest in England with a resident population of 550,000 and a travel to work population of around 1,500,000.

Sheffield is well positioned 30 miles south of Leeds, 40 miles east of Manchester and 45 miles north of Nottingham. Sheffield benefits from excellent transport links as it lies within four miles to the west of Junctions 33 and 34 of the M1 motorway and within six and twenty-five miles of the M1/M18 intersection and the M1/M62 intersection respectively. Sheffield benefits from a main line rail station providing services to London King's Cross within 2.5 hours and is within 1 hour drive of East Midlands and Robin Hood Doncaster Airports.





- 1- Meadowhall Interchange
- 2- Proposed HS2 Station Development
- 3- Tinsley Link Road Development
- 4- Meadowhall
- 5- Meadowhall Retail Park
- 6- Valley Centertainment
- 7- Sheffield Arena
- 8- Shepcote Lane
- 9- Outokumpu
- 10- Sirtt
- 11- Sheffield Business Park
- 12- Mercure Hotel
- 13- Advanced Manufacturing Park
- 14- Sheffield Railway Station

Lower Don Valley Area

The area is known as the Lower Don Valley area and prior to the 1990's this was Sheffield's industrial heartland. Since the industry has declined and given way to significant redevelopment to other uses:

- Meadowhall – prime regional shopping centre. Acquired and improved by British Land in the last 10 years and now attracts in excess of 25 million visitors a year.
- The Sheffield Motorpoint Arena – a major regional arena hosting major events and popular acts.
- Centertainment – a popular branded leisure park comprising a number of multiple national restaurant chains and a major cinema complex.
- The former Don Valley Stadium – a major regional stadium now under re-development to provide the Olympic Legacy Park, following a £14m public-sector grant.
- Meadowhall Retail Park – a popular retail park comprising a large number of national multiple retailers and fast-food chains.
- Several hotels including Travelodge, Accor and Premier Inn.
- Prime motor-trade retail development including franchised dealership of Land Rover, Porsche and Mercedes-Benz.



Situation

The property occupies a prominent and strategically important gateway site in an area off Junction 34 of the M1 Motorway at Tinsley Roundabout. Junction 34 of the M1 provides direct access to some of the North's premier leisure attractions including Meadowhall Shopping Centre, IceSheffield, Sheffield Motorpoint Arena, Centertainment Leisure Park, and the English Institute of Sport. The area also includes the development of the Olympic Legacy Park on the former Don Valley Stadium site. Meadowhall Shopping Centre comprises 1.5 million sq ft of leisure and retail space and attracts 25 million visitors per year.

The Lower Don Valley area is set to benefit from significant infrastructure investment including improvements to the M1 Motorway, a Meadowhall Link Road into Rotherham, Sheffield International Rail Freight Terminal and the proposed HS2 Meadowhall Station with planned associated developments. Meadowhall already benefits from a coach station, train station and Supertram station providing excellent commuter and tourist transport connections.

IKEA are on track to open their £60m, 37,000 sq ft Sheffield store along with further planned retail and commercial developments with highways improvements to Tinsley Roundabout currently underway prior to development.





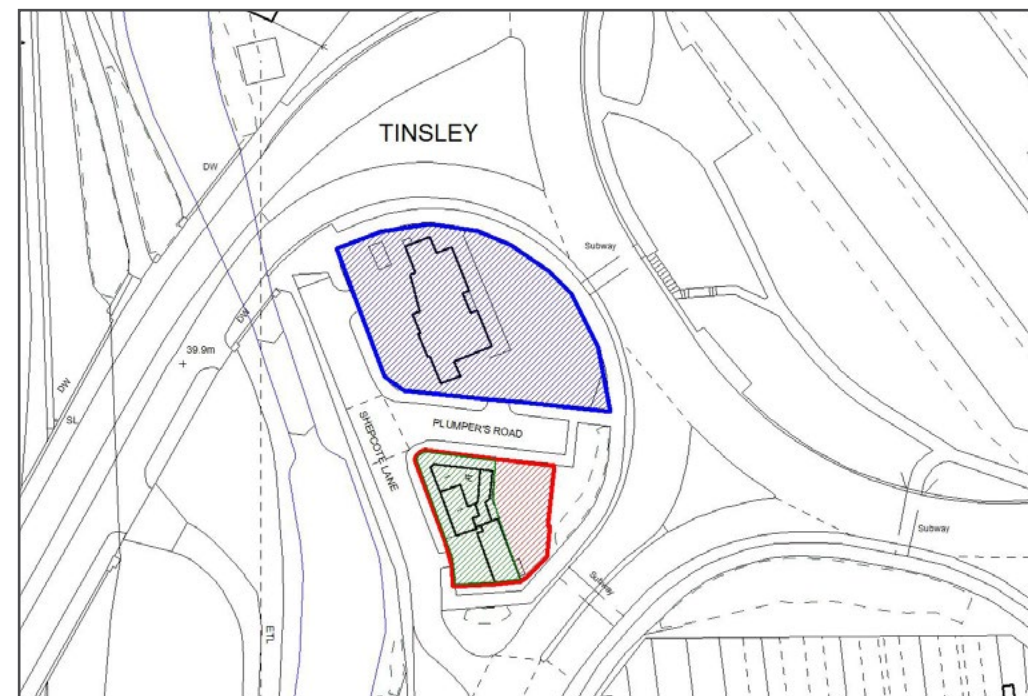
Description

Comprising an island mixed use site bounded by Sheffield Road (A6178) to the north, Tinsley Roundabout to the east, Shepcote Lane (A631) to the south and Sheffield and Tinsley Canal to the west. The site is split into two separate freehold titles which collectively extend to circa 0.58 acres. A strip of highway (Plumpers Road) separates the two interests.

The northern parcel of land known as the former Plumpers Hotel Public House (shown hatched blue on the OS plan) now comprises a two-storey retail unit with office content above, surrounded by a car park. The property is currently occupied by retailer American Golf. This parcel of land extends to 0.42 acres.

The southern parcel of land known as 1 /1A Shepcote Lane and 2, 4, 6 Plumpers Road (shown bounded red on the OS plan) comprises a former row of three, two-storey terraced dwellings together with a workshop. The former terrace properties now form a single business premises operating as a café, together with a detached workshop which operates as a tool retailer.

The Freehold Land (edged Red) extends to 0.16 acres. The leasehold part of the site (green hatching extends to 0.04 acres.)



Planning

We understand that both parcels of land are allocated as industrial land in the current Local Authority Development Plan for Sheffield City Council. We understand that the property has an additional allocation as a gateway site, meaning that any further development should demonstrate a high quality of design and use of materials. However, interested parties should make their own enquiries of Sheffield City Council's planning department.





Tenure

The northern parcel of land (Former Plumpers Hotel) is held freehold under title number SYK405289 and is currently subject to an occupational lease to American Golf Discount Centre Limited.

The Southern parcel of land (Shepcote Lane/Plumpers Road) is held freehold under title number SYK257961. The property is however subject to a lease which is registered at HM Land Registry and which is now vested in two separate tenants. The first tenant holds the leasehold title YWE17200 (superior leasehold interest) and predominantly comprises amenity land. This is held for a term of 200 years from 1 November 1898 at a rent of £9 per annum. This superior leasehold interest is however held by the vendor.

The remainder of the site is held by way of an underlease, under title number SYK71200. This title comprises the three former terrace properties currently operating as a café together with the workshop. This is held for a term of 200 years from 10 April 1901 at a rent of £9 per annum.

Tenancy

In addition to the leasehold interest detailed within the tenure, the northern freehold interest (The Former Plumpers Hotel) is subject to an occupational lease to American Golf Discount Centre Limited from 1st February 2010 to 29th May 2017 at a rent of £68,500 per annum.

Business Rates

Adress	Description	Rateable Value
American Golf Discount Centre Ltd	Shop and Premises	£69,500
1 Shepcote Lane, Sheffield	Cafe and Premises	£4,800
1A Shepcote Lane, Sheffield	Workshop & Premises	£3,350





Further Information

VAT Status

All figures are quoted exclusive of but may be subject to VAT.

Planning & Development

Interested parties to make their own enquiries. For further information visit www.welcometosheffield.co.uk or www.sheffield.gov.uk/planning-and-city-development

EPC

The properties have the following EPC ratings. Full copies can be downloaded at gva.co.uk/9478

Description	Rating
American Golf, Plumpers Road	C-56
Tinsley Transcave, 1 Shepcote Lane	D-89
JT Handtools, 1A Shepcote Lane	F-138

High Speed 2

The proposed HS2 (phase 2) line station is to be positioned nearby adjoining the Meadowhall transport interchange. For further information, visit www.gov.uk/government/organisations/high-speed-two-limited

Offers

Unconditional offers are invited for the combined freehold interest (subject to the leasehold interests granted. All offers should be submitted in writing and should be accompanied by solicitor's details and proof of funding.

Viewings & Site Access

Strictly by appointment via joint agents Bilfinger GVA and Prescott & Partners.



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Subject to Contract
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