



**6 WEEK COMPLETION**

**SITUATION**

Occupying a busy trading position in this pedestrianised High Street amongst such multiples as **McDonalds, Natwest, Greggs, Savers, Halifax** and many more. Scunthorpe lies some 30 miles south west of Hull, 20 miles east of Doncaster and benefits from good road access via the A159 and M180.

**PROPERTY**

A substantial end of terrace building comprising a **Ground Floor Former Bar/Café** with internal access to **Offices/Storage** on the first floor. In addition, the property benefits from a rear service road for unloading and parking for 2 cars.

**VAT is payable in respect of this Lot**

**Note 1: There may be potential to split the property into 2 separate units.**

**Note 2: The property was previously let at £58,825 p.a. – please refer to Special Conditions.**

**ACCOMMODATION**

**Ground Floor Unit**

Gross Frontage	49'0"
Internal Width	47'9"
Built Depth	63'6"
Sales Area	Approx 2,595 sq ft
Store Area	Approx 195 sq ft
WC	

**First Floor Offices/Storage**

Area	Approx 620 sq ft
Ladies/Gents WCs	

**Total Area Approx 3,410 sq ft**

**FREEHOLD offered with FULL VACANT POSSESSION**

**Note 3: The property benefits from a full on-licence permitting opening from 9am–1.30am Sundays to Wednesdays and 9am–2.30am on Thursdays to Saturdays with late night refreshments until midnight, and the benefit of public entertainments to half an hour before close for 329 persons.**

**Vacant Former Bar/Café**

The Surveyors dealing with this property are **JONATHAN ROSS** and **NICHOLAS BORD**



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View from Property along High Street



**PPH** **JOINT AUCTIONEERS**  
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Scunthorpe DN16 1AD Tel: 01724 282 278 Ref: D. Willey Esq  
**VENDOR'S SOLICITORS**  
Philip Ross Solicitors – Tel: 020 7636 6969  
Ref: D Abrahams Esq – Email: daniel.abrahams@philipross.com

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the auctioneers an administration fee of £275 (including VAT) upon exchange of contracts