

6 WEEK COMPLETION



SITUATION

Occupying a busy trading position adjacent to a **Yorkshire Bank** opposite **Cheque Centre** and **Scope** and amongst such multiples as **British Heart Foundation**, **The Money Shop**, **Saks, Reed** and **Britannia** and only a short distance from the pedestrianised section of the High Street. 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 mid terraced building comprising a **Ground Floor Shop** with internal access to **Ancillary Storage** at first floor level. In addition, the property benefits from a rear parking space and service road for unloading.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	18'7"
Internal Width	15'8" widening to 17'0"
Shop Depth	54'2"
Built Depth	87'1"
Sales Area Approx	850 sq ft
Store Area Approx	525 sq ft

First Floor Ancillary Storage

Area Approx	455 sq ft
WC	

Total Area Approx 1,830 sq ft

£10,000 per annum

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

VAT is payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **J Khan as a Furniture Retailer** for a term of 10 years from 5th December 2012 at a current rent of **£10,000 per annum** exclusive.

Rent Review & Tenant's Break 2017

Note 1: The property previously had an A5 Takeaway Use.

Note 2: The roof has recently been renewed.



View opposite the Property

VENDOR'S SOLICITORS

Mishcon De Reya – Tel: 020 7440 7000
Ref: P. Freedman, Esq – Email: philip.freedman@mishcon.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 £350 (including VAT) upon exchange of contracts