Lot 10

# 120/120A High Street, Scunthorpe, North Lincolnshire DN15 6ES



#### SITUATION

Occupying a busy trading position in this pedestrianised High Street amongst multiples such as **NatWest**, **Yorkshire Building Society**, **Savers, Greggs, Primark, Lloyds Bank** and many others.

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 (Junctions 3 & 4).

#### PROPERTY

A substantial end of terrace building comprising **2 Ground Floor Shops** with separate front access to **Offices/Storage** on the first floor. In addition, the property benefits from use of a rear service road for unloading and parking for 2/3 cars.

#### VAT is applicable to this Lot

#### FREEHOLD

## TENANT PROFILES

- William Hill Organisation Limited reported a Turnover for Y/E 29/12/2020 of £349.5m, a Pre-Tax Profit of £188m and Shareholders' Funds of £430m and is a subsidiary of William Hill having over 1,400 branches in the UK.
- Cashino Gaming Limited is part of the Merkur Casino UK Group which operates over 180 Adult Gaming Centres, 3 Family Entertainment Centres, 3 Bingo Clubs and 24 Tanning Salons.

## **TENANCIES & ACCOMMODATION**

| Property   | Accommodation  |   | Lessee & Trade   | Term                            | Ann. Excl. Rental             | Remarks  |
|--|--|---|--|---------------------------------|-------------------------------|--|
| No. 120<br>(Ground Floor<br>Shop)                | Gross Frontage<br>Internal Width<br>Shop & Built Depth<br>WC         | 19'0"<br>16'9"<br>64'0"   | William Hill<br>Organisation<br>Limited<br>(See Tenant<br>Profile) | 20 years from<br>11th June 2013 | £26,000                       | FRI<br>Rent Reviews June 2018<br>(Outstanding) and 5 yearly.   |
| No. 120a<br>(Ground Floor<br>Shop)               | Gross Frontage<br>Average Internal Width<br>Shop & Built Depth<br>WC | 32'8"<br>26'2"<br>64'0"   | Cashino Gaming<br>Limited<br>(See Tenant<br>Profile)               | 15 years from<br>1st April 2021 | £27,500<br><b>(See Note )</b> | IRI subject to a Schedule of Condition<br>Rent Reviews & Tenant's Breaks<br>2026 & 2031.<br>Note: The current rent is £13,750 p.a.<br>until April 2023 and the Vendor<br>will top up this rent shortfall on<br>completion. |
| No. 120a<br>(First Floor<br>Offices/<br>Storage) | Open Plan plus WCs<br>NIA Approx. 620 sq ft                          | VACANT<br>There may be potential to convert the upper part into residential use, subject to obtaining the<br>necessary consents. Proposed floor plans for 2 to 4 flats available in the Legal Pack. |  |                                 |                               |  |

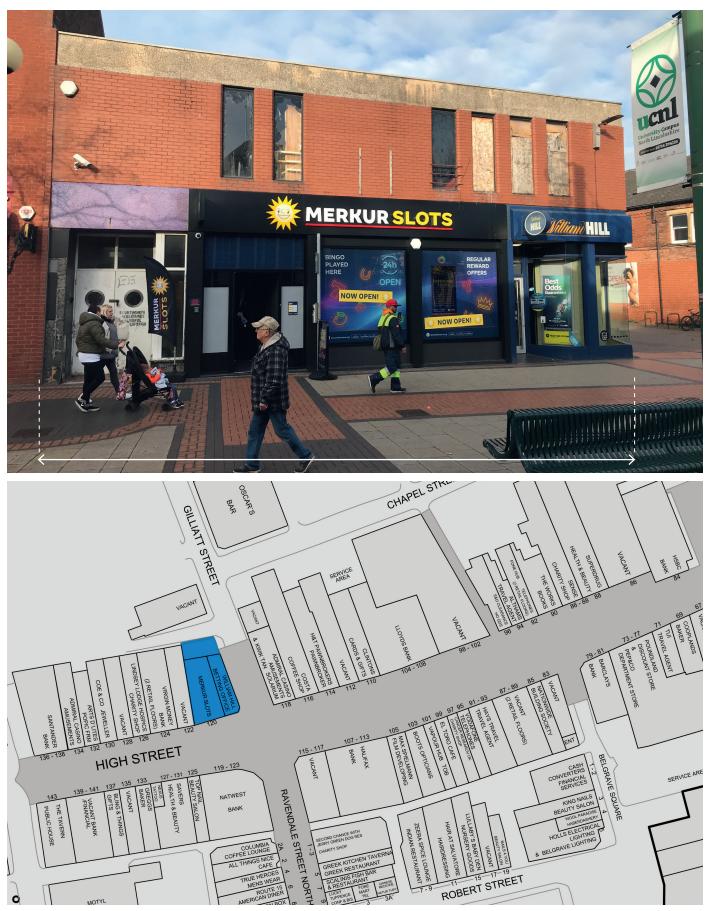
Total: £53,500 plus Vacant Upper Part

# £53,500 per annum plus Vacant Upper Part

Joint Auctioneers PPH Commercial Tel: 01724 294 946 Ref: Duncan Willey Email: duncan.willey@pph-commercial.co.uk **Vendor's Solicitors** Anthony Kellner Tel: 01707 667 300 Email: anthony.kellner@pantherplc.com

The Surveyors dealing with this property are **John Barnett** and **Elliott Greene** 

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts \*Refer to points 9 and 10 in the 'Notice to all Bidders'



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