



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

**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'**

