



SITUATION

Located within The Parishes modern town centre pedestrianised retail scheme amongst such multiples as **Home Bargains, Costa Coffee, Vue Cinema** and **Clarks**.

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 modern mid terraced building comprising a **Ground Floor Commercial Unit** with **Ancillary Store** at first floor level.

ACCOMMODATION¹

Ground Floor Commercial Unit

Gross Frontage		22'3"
Built Depth		59'10"
Area	Approx.	1,242 sq ft

First Floor Ancillary

Area	Approx.	1,166 sq ft
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Total Area **Approx** **2,408 sq ft**

¹Not inspected by Barnett Ross. Areas taken from VOA

VAT is **NOT** applicable to this Lot

TENURE

Leasehold for a term of 999 years from 2nd June 2005 at a peppercorn ground rent.

TENANCY

The property is let on a full repairing and insuring lease to **IDH Group Limited t/a {my}dentist (Europe's largest dental care provider having 600+ network of practices – Visit: mydentist.co.uk)** for a term of 15 years from 15th December 2021 at a current rent of **£14,970 per annum** exclusive – **see Note**.

Rent Reviews December 2026 and December 2031

Tenant's Break December 2031

Note: The tenant is currently fitting out the premises.

£14,970 per annum

The Surveyors dealing with this property are
Nathan Schindler and **Elliott Greene**

Vendor's Solicitors

KTP Solicitors
Tel: 01443 402 420 Ref: Rhian McTiffin
Email: rhian.mctiffin@ktpsolicitors.net

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'**

