

lot 37

# 86 High Street Scunthorpe, North Lincolnshire DN15 6HD

Rent  
**£195,000**  
per annum  
exclusive

**Freehold Retail Investment**

- Let to B&M Retail Ltd (with guarantee)
- Prime Pedestrianised Town Centre Location
- Close proximity to the Foundry Shopping Centre
- Neighbouring occupiers include Primark, HSBC, New Look, Superdrug, Barclays and Poundland
- Six Week Completion



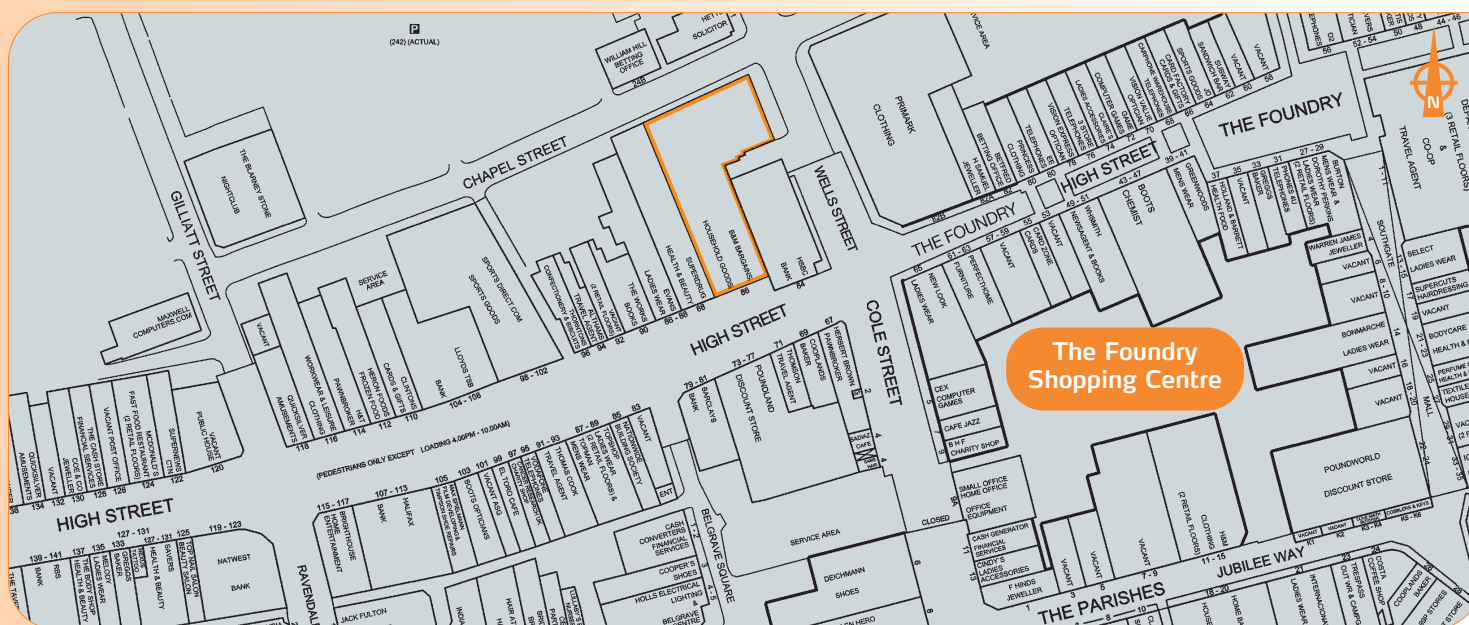
On behalf of  
a Major Fund





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The Foundry Shopping Centre

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Rear

**Location**

Miles: 23 miles north-east of Doncaster  
40 miles north-east of Sheffield  
46 miles south-east of Leeds

Roads: A18, A159, M181, M180 (Junction 3)

Rail: Scunthorpe Railway Station

Air: Humberside Airport, Robin Hood Airport Doncaster Sheffield

**Situation**

The property is prominently situated in a prime retailing position in the heart of the town centre on the north side of the pedestrianised High Street at its junction with Wells Street. The property is in close proximity to The Foundry Shopping Centre which houses retailers such as Boots, WH Smith and H & M.

There is a large car park to the rear of the property providing approximately 240 car parking spaces. Neighbouring occupiers include Primark, HSBK, New Look, Superdrug, Barclays and Poundland.

**Description**

The property comprises ground floor retail and ancillary accommodation with further ancillary accommodation on the first floor. The property benefits from a return frontage to Wells Street and rear service access via Chapel Street.

**Tenure**

Freehold.

**VAT**

VAT is applicable to this lot.

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	927.63 sq m (9,985 sq ft)	<b>B&amp;M RETAIL LIMITED (1) guaranteed by Fire Source Limited (2)</b>	15 years from 03/02/2003 on a full repairing and insuring lease	£195,000	02/02/2018
First	Ancillary	894.18 sq m (9,625 sq ft)				
<b>Totals</b>		<b>1,821.81 sq m (19,610 sq ft)</b>			<b>£195,000</b>	

(1) For the year ending 31/12/2012, B&M Retail Limited reported a turnover of £935,229,000, pre-tax profits of £88,323,000 and a total net worth of £171,867,000. (Source: www.riskdisk.com 28/02/2014)

(2) For the year ending 31/12/2012, Firesource Limited reported a turnover of £935,229,000, pre-tax profits of £83,930,000 and a total net worth of £108,424,000. (Source: www.riskdisk.com 28/02/2014)

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