

96 High Street Scunthorpe, South Humberside DN15 6HB

lot 28

Freehold Retail Investment

- Entirely let to Thorntons Plc
- Prominent town centre location on busy pedestrianised High Street
- Nearby occupiers include Lloyds Bank, Topman and Ernest Jones Jewellers
- Close to the Foundry and Parish Shopping Centres

Rent
£36,000
per annum
exclusive



Location

Miles: 25 miles south-west of Hull
46 miles north-east of Sheffield
53 miles south-east of Leeds

Roads: M181, A159, M180
Rail: Scunthorpe Rail
Air: Humberside Airport

Situation

The property is situated on the northern side of the pedestrianised High Street in the heart of the city centre. The property is a short walk from The Foundry and Parish Shopping Centres, which house retailers such as Primark, H&M and Vodafone. Other nearby occupiers include Lloyds Bank, Topman and Ernest Jones Jewellers.

Description

The property comprises retail/ancillary accommodation on the ground floor and ancillary accommodation on the first and second floors.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail/Ancillary	119.10 sq m (1,282 sq ft)	THORNTONS PLC	5 years from 03/08/2012 on a full repairing and insuring lease	£36,000	03/08/2017
First	Ancillary	38.20 sq m (412 sq ft)				
Second		Not Measured				
Totals		157.30 sq m (1,694 sq ft)			£36,000	

(i) For the year ending June 2014, Thorntons Plc reported a turnover of £222,437,000, pre-tax profits of £5,968,000 and a total net worth of £16,579,000. (Source: Experian Group 11/09/2015)

For further details please contact:

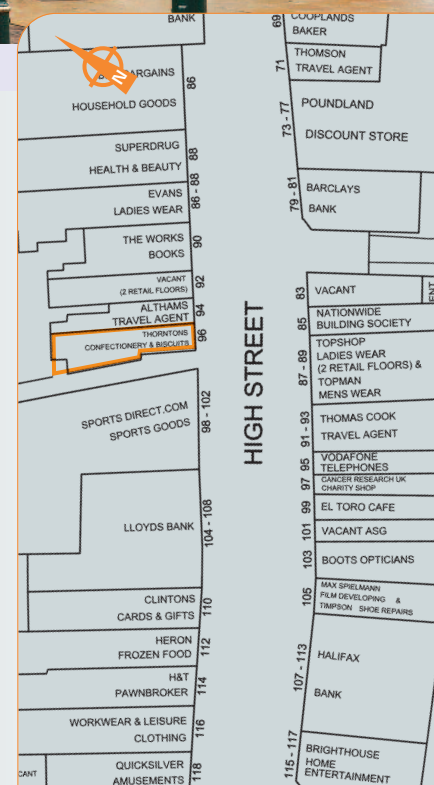
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Buyer's Legal Report Service

Dentons UKMEA LLP
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Tel: +44 (0)207 320 3968.
Email: greg.rigby@dentons.com
See: www.acutus.co.uk for further details

Seller's Solicitors:

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