

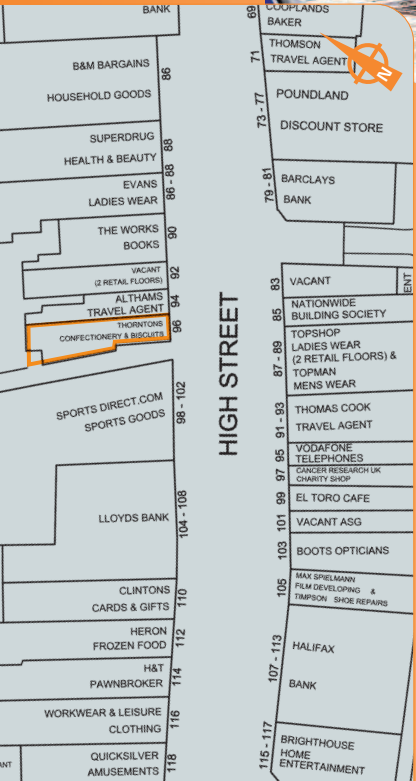
lot 64

96 High Street  
Scunthorpe, South Humberside DN15 6HB

Rent  
**£36,000**  
per annum  
exclusive

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



**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

**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.

**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.

**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)	<b>THORNTONS PLC</b>	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 (2)		Not Measured				
<b>Totals</b>		<b>157.30 sq m (1,694 sq ft)</b>			<b>£36,000</b>	

(1) 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)  
 (2) The second floor area is accessed via a hatch and was not accessed by the Auctioneers

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