

## 71 High Street Scunthorpe DN15 6LY

### Freehold Retail Investment

- Let to Tui UK Retail Limited t/a Thomson
- Pedestrianised location some 35 metres from The Foundry Shopping Centre

- Nearby occupiers include New Look, Boots the Chemist, Specsavers Optician and Primark

## lot 90

Rent  
£42,000  
Per Annum  
Exclusive



On behalf of Joint  
LPA Receivers

savills

### Location

Miles: 46 miles north-east of Sheffield  
53 miles south-east of Leeds  
47 miles south-east of York

Roads: M181, A159, M180

Rail: Scunthorpe Rail

Air: Robin Hood Doncaster/Sheffield Airport

### Situation

The property is situated on the south side of pedestrianised High Street in the heart of the city centre, some 35 metres west of The Foundry Shopping Centre and some 200 metres north-west of the Parish Shopping Centre. Nearby occupiers include New Look, Boots the Chemist, Specsavers Optician and Primark.

### Description

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

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Note

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

### Six Week Completion

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	(Reversion)
Ground	Retail	89.00 sq m (958 sq ft)	<b>TUI UK RETAIL LIMITED (t/a Thomson) (1)</b>	5 years from 31/05/2011 (holding over) (2) New lease requested by tenant	£42,000	30/05/2016
First	Ancillary	61.50 sq m (662 sq ft)				
Second	Ancillary	36.50 sq m (393 sq ft)				
<b>Totals</b>		<b>187.00 sq m (2,013 sq ft)</b>			<b>£42,000</b>	

(1) Tui UK Retail Limited was incorporated in 1979. TUI group is the world's number one tourism business consisting of 1,800 travel agencies and six airlines. It is jointly listed on the London and Frankfurt Stock Exchanges. (Source: www.tuigroup.com).

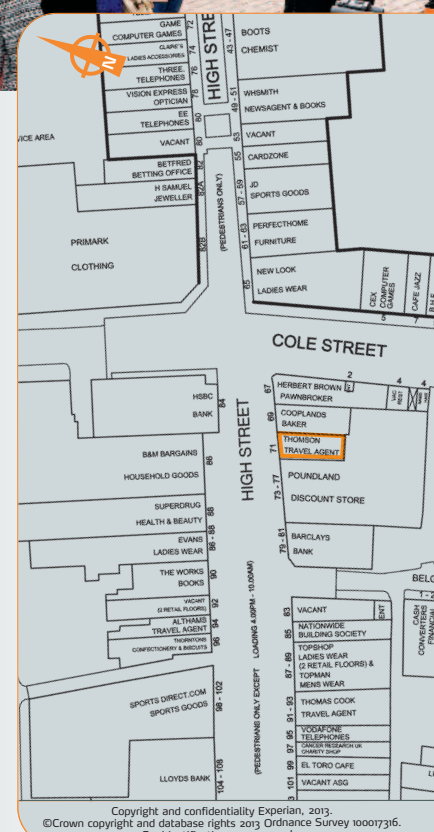
(2) The tenant has served a Section 26 notice of the Landlord and Tenant 1954 Act requesting a new 5 year lease at £23,000 per annum exclusive. Further details are available in the solicitor's legal pack.

### For further details please contact:

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### Seller's Solicitors:

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