

## 82/83 Newborough Scarborough, North Yorkshire YO11 1ET

### Freehold Retail Investment

- Let to Poundworld Retail Limited
- Approximately 4,891 sq ft
- Pedestrianised town centre location
- Close to The Balmoral Shopping Centre
- Nearby occupiers include Marks & Spencer, TK Maxx, Iceland, Wilko and Edinburgh Woollen Mill
- High Yielding on Guide Price

## lot 41

Rent  
£107,250  
per annum  
exclusive



### Location

Miles: 40 miles north-east of York  
48 miles south-east of Middlesbrough  
60 miles north-east of Leeds  
Roads: A165, A170, A171, A64, A1 (M)  
Rail: Scarborough Railway Station  
Air: Leeds Bradford International Airport

### Situation

The property is situated in a prominent position on the northern side of pedestrianised Newborough close to Westborough, St Nicholas Street and St Thomas Street. Nearby occupiers include Marks & Spencer, TK Maxx, Savers Health & Beauty, Pizza Hut, Edinburgh Woollen Mill, Iceland, McDonald's and branches of RBS, Natwest, Lloyds and Barclays banks. The Balmoral Shopping Centre is also close by with retailers including Wilko, Card Factory, Miss Selfridge and The Body Shop, as well as car parking for approximately 480 cars.

### Description

The property comprises a double fronted ground floor shop with 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	184.29 sq m (1,984 sq ft)	<b>POUNDWORLD RETAIL LIMITED (1)</b>	10 years and 6 months from 01/02/2007 on a full repairing and insuring lease	£107,250	31/07/2017
First	Ancillary	143.49 sq m (1,545 sq ft)				
Second	Ancillary	126.50 sq m (1,362 sq ft)				
<b>Totals</b>		<b>454.28 sq m (4,891 sq ft)</b>			<b>£107,250</b>	

(1) Poundworld is one of the UK's leading value variety retailers with over 300 stores across the UK. It serves more than two million customers every week and employs over 6,000 people nationwide. Following an investment from TPG Capital in May 2015, Poundworld intends to accelerate its store expansion programme and double in size over the next five years. For the year ending 31st March 2015, Poundworld Retail Limited reported a turnover of £422,304,000, a pre-tax profit of £13,726,000 and a total net worth of £22,197,000 (Sources: www.poundworld.co.uk Experian Group 14/09/2016).

### For further details please contact:

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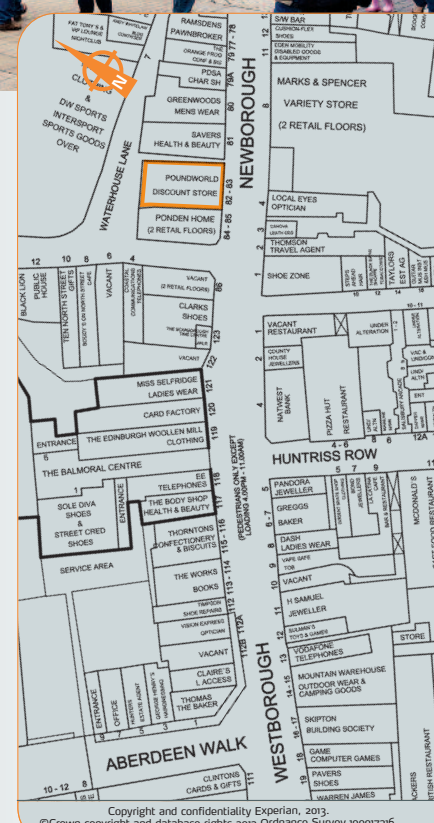
### Buyer's Legal Report Service

**Dentons UKMEA LLP**  
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See: **www.acuitus.co.uk** for further details



### Seller's Solicitors:

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