

# Lot 30

£50,000 per annum exclusive

## 79-81 High Street, Scunthorpe, Lincolnshire DN15 6LZ

Freehold Bank Investment



### Key Details

- Let to Barclays Bank Plc until 2026 (no breaks)
- 2021 break clause removed and rent rebased
- Prominent pedestrianised location
- Nearby occupiers include Boots the Chemist, Specsavers Optician and Primark

### 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 occupies a prominent corner position on the south side of pedestrianised High Street in the heart of the town centre, some 35 metres west of The Foundry Shopping Centre and some 200 metres north-west of the Parish Shopping Centre. Nearby occupiers include Boots the Chemist, Specsavers Optician and Primark.

### Description

The property comprises a ground floor banking hall with first floor and attic ancillary accommodation.

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

### Energy Performance Certificate

Band D. See legal pack at acuitus.co.uk.

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Banking Hall	171.31 sq m (1,844 sq ft)	BARCLAYS BANK	20 years from 03/05/2006 on a full repairing and insuring lease (2)	£50,000	02/05/2026
First	Ancillary	137.59 sq m (1,481 sq ft)	PLC (1)			
Attic	Ancillary	26.76 sq m (288 sq ft)				
<b>Total</b>		<b>335.76 sq m (3,613 sq ft)</b>			<b>£50,000</b>	

(1) For the year ending 31st December 2018, Barclays Bank Plc reported pre-tax profits of £1,286,000,000 and a total net worth of £46,382,000,000 (Source: Experian 07/11/2019).

(2) The May 2021 break clause has been removed in exchange for the rent being rebased. The rent has been rebased from £85,000 p.a.x to £50,000 p.a.x.



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