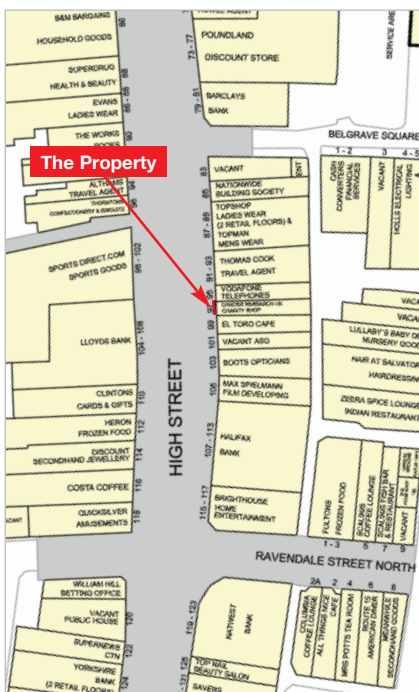


Scunthorpe

97 High Street
South Humberside
DN15 6LY

- Freehold Town Centre Charity Shop Investment
- Town centre position opposite Lloyds Bank
- Let to Cancer Research UK on 10 year lease renewal (1)
- VAT not applicable
- Rent Review 2022
- Current Rent Reserved
£25,250 pa



Tenure

Freehold.

Location

Scunthorpe, with a population of some 76,000, is located approximately 30 miles south-west of Hull and 21 miles east of Doncaster. The town is located at the junction of the A1077 with the A159, 5 miles north of the M180 Motorway which links with the M18 Motorway at Junction 5, 16 miles west of the town centre. The property is situated in the heart of the town centre, on the south side of the pedestrianised High Street. Both The Foundary and The Parishes shopping centres are within close proximity. Occupiers close by include Lloyds Bank (opposite), Vodafone (adjacent), Sports Direct, Thomas Cook, Topshop, Boots Opticians, Halifax, Clintons and Costa Coffee, amongst many others.

Description

The property is arranged on ground and one upper floor to provide a ground floor shop with ancillary accommodation to the upper floors.

The property provides the following accommodation and dimensions:

Ground Floor	71.2 sq m	(766 sq ft)
First Floor	54.7 sq m	(589 sq ft)
Total	125.9 sq m	(1,355 sq ft)

NB. Not inspected by Allsop, areas sourced from Valuation Office Agency.

Tenancy

The entire property is at present let to CANCER RESEARCH UK for a term of 10 years from 12th October 2017 at a current rent of £25,250 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

- (1) There is a tenant's option to determine at the end of the fifth year. This is the renewal of a previous 10 year lease at the same rent.
- (2) There is a 12 month rent free period, which the Vendor will top up by way of reduction to the purchase price.

Tenant Information

No. of Branches: Approximately 600.

Website Address: www.cancerresearchuk.org

For the year ended 31st March 2017, Cancer Research UK reported no turnover, a pre-tax profit of £32.9m, shareholders' funds and a net worth of £383.5m. (Source: Experian 18.09.2017.)

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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