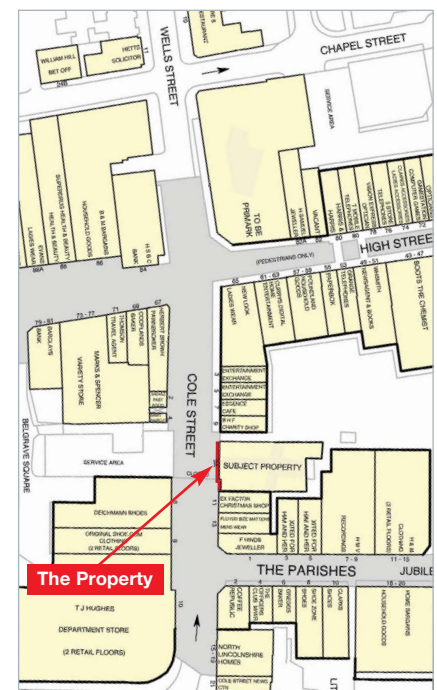


Scunthorpe

9A Cole Street South Humberside DN15 6RA

- **Virtual Freehold Shop**
- Pedestrianised town centre location
- Close to The Foundry Shopping Centre
- Former Post Office totalling 402.40 sq m (4,331 sq ft)

**On the Instructions of
Mortgagee**



Tenure

Long Leasehold. Held for a term of 999 years from 21st March 2000 (thus having some 989 years unexpired) at a peppercorn ground rent.

Location

Scunthorpe is a busy North Lincolnshire market town serving a population of some 75,000 located 20 miles south-west of Kingston upon Hull and 28 miles north of Lincoln. Road access is excellent, as the town is adjacent to the M180 (Junctions 3 and 4) which links to the M18 and A1(M) motorway at Doncaster, which is about 25 miles to the west.

The property is situated on Cole Street within the pedestrianised town centre, in close proximity to both the High Street, The Foundry Shopping Centre and The Parishes. We understand Primark are shortly to be moving into the High Street.

Present occupiers close by include Marks & Spencer, New Look, T J Hughes, HSBC, Herbert Brown Pawnbrokers and Currys.

Description

The property, a former post office, is arranged on basement, ground and two upper floors to provide a shop with ancillary accommodation on the upper floors. The basement provides a boiler room. The property benefits from an enclosed yard to the rear.

The property provides the following accommodation and dimensions:

Basement – Boiler Room		
Ground Floor	210.10 m	(2,261 sq ft)
First Floor	113.40 sq m	(1,221 sq ft)
Second Floor	78.90 sq m	(849 sq ft)
Total	402.40 sq m	(4,331 sq ft)

The floor areas have been taken from the VOA website
www.voa.gov.uk

(Please note the property has not been inspected internally by Allsop LLP).

Rateable Value

We understand the rateable value of the property is £39,250.

VAT

VAT is applicable to this lot.

Documents

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

Viewings

To view this property please call James Hood on Tel: 0207 543 6716 or email: james.hood@allsop.co.uk

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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