

Scunthorpe
196-200 (even) High Street
South Humberside
DN15 6EA

- **Freehold Shop Investment**
- Part let to Betfred
- Part vacant
- Self-contained flat
- To be offered as one lot
- Shop Reversion 2021
- Total Current Rents Reserved
£12,926 pa



Tenure
Freehold.

Location
Scunthorpe, with a population of some 65,000, is located approximately 24 miles south-west of Hull and 25 miles east of Doncaster. The town is served by the M181 Motorway, which provides access to the M18 (Junction 5), some 17 miles to the west. The property is situated on High Street, close to its junction with Frodingham Road, a short distance to the west of the main pedestrianised shopping area. Occupiers close by include a number of clubs and local traders.

Description
The property is arranged on ground and one upper floor to provide two ground floor shop units, each having first floor ancillary accommodation, together with a self-contained flat and a store room to the rear.

Note
Care should be taken when inspecting vacant parts of property.

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
 Shop 196 EPC Rating 98 Band D (Copy available on website).
 Shop 198-200 EPC Rating 119 Band E (Copy available on website).
 Flat EPC Rating 26 Band F (Copy available on website).



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
196	Vacant	Gross Frontage 4.50 m (14' 9") Net Frontage 4.00 m (13' 1") Shop and Built Depth 21.50 m (70' 6") First Floor Ancillary 40 sq m (431 sq ft)	-	-	-
198/200	Done Brothers (Cash Betting) Ltd (t/a BetFred)	Gross Frontage 9.30 m (30' 6") Net Frontage 8.70 m (28' 7") Shop Depth 11.50 m (37' 9") Built Depth 18.10 m (59' 5") First Floor Ancillary 94 sq m (1,012 sq ft)	Term of years from 01.04.2014 to 28.02.2021 Rent review after 3 years FR & I	£12,350 p.a.	Reversion 2021
198/200	Vacant	First Floor Flat – 3 Rooms, Kitchen, Bathroom (not inspected)	-	-	-
Rear Store	Mr Walls	Ground Floor Store Room	Informal Tenancy	£576 p.a.	-

Total £12,926 p.a.

