

## Scunthorpe 88 High Street South Humberside DN15 6HB

- Well Located Freehold Shop Investment
- Let to Superdrug Stores plc
- Lease expires 2017
- Pedestrianised town centre position
- Current Rent Reserved  
**£47,000 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 which links with the M18 at Junction 5, 16 miles west of the town centre.  
The property is situated fronting the pedestrianised High Street in the town centre between Wells Street and Gilliatt Street.  
Occupiers close by include Barclays Bank and Poundland (both opposite), HSBC, Sports Direct, Topshop and Lloyds amongst many others.

**Description**  
The property is arranged on ground and one upper floor to provide a ground floor shop unit with the first floor plant room above, being accessed via an external staircase.

The property provides the following accommodation and dimensions:

<b>Gross Frontage</b>	8.35 m	(27' 5")
<b>Net Frontage</b>	7.00 m	(22' 11")
<b>Shop Depth</b>	32.15 m	(105' 6")
<b>Built Depth</b>	47.50 m	(155' 10")
<b>First Floor (Not Inspected)</b>		

### Tenancy

The entire property is at present let to SUPERDRUG STORES PLC for a term of 5 years from 25th December 2012 at a current rent of £47,000 per annum. The lease contains full repairing and insuring covenants.

### Tenant Information

No. of Branches: Over 800 in the UK and Republic of Ireland.  
Website Address: [www.superdrug.com](http://www.superdrug.com)  
For the year ended 31st December 2013, Superdrug Stores plc reported a turnover of £1.01bn, a pre-tax profit of £28.982m, shareholders' funds of £136.5m and a net worth of £122.235m. (Source: riskdisk.com 07.08.14.)

### VAT

VAT is applicable to this lot.

### Documents

The legal pack will be available from the website [www.allso.co.uk](http://www.allso.co.uk)

### Energy Performance Certificate

EPC Rating 99 Band D (Copy available on website).

### Buyer's Premium

The buyer will pay 0.35% + VAT of the purchase price towards the seller's costs.

