



## 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 within the town centre on the north side of the pedestrianised High Street, close to its junction with Gillliatt Street. Occupiers close by include Greggs, Santander, The Body Shop, Savers, William Hill and Halifax amongst others.

## Description

The property is arranged on ground and one upper floor to provide a banking hall and an adjoining shop unit, with ancillary accommodation to the first floor. The property has the benefit of rear vehicular service access.

## 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 96 Band D (Copy available on website).

## Viewings

There will be a single block viewing held prior to the auction. If you would like to attend you must register no later than 12 noon on Wednesday 8th October by emailing [viewings@allso.co.uk](mailto:viewings@allso.co.uk). Photo ID will be required on the day.

In the subject box of your e-mail, please ensure that you enter **Lot 35 Scunthorpe**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
124	Clydesdale Bank plc (2) (t/a Yorkshire Bank)	Gross Frontage 9.35 m Net Frontage 8.50 m Shop & Built Depth 24.20 m First Floor 202.90 sq m	(30' 8") (27' 10") (79' 5") (2,184 sq ft)	15 years from 04.07.2014 Rent review every fifth year Tenant option to break in the tenth year (1) FR & I with service charge	£32,500 p.a. (3) Rent Review 2019
122	Supernews Stores Limited	Gross Frontage 5.80 m Net Frontage 5.00 m Shop Depth 10.90 m Built Depth 24.20 m First Floor 41.95 sq m	(16' 5") (19' 0") (35' 9") (79' 5") (452 sq ft)	10 years from 01.12.2007 Rent review every fifth year FR & I with service charge	£20,500 p.a. Reversion 2017

**Total £53,000 p.a.**

(1) If break in the tenth year is not exercised, the tenant will get 6 months rent free.

(2) Website: [www.cbonline.co.uk](http://www.cbonline.co.uk) and [www.ybonline.co.uk](http://www.ybonline.co.uk). Clydesdale has over 140 branches whilst Yorkshire Bank has 180 branches.

Yorkshire Bank is a trading name of Clydesdale Bank plc, a subsidiary of the National Australia Bank Group of Companies.

(3) The lease to Clydesdale Bank plc is subject to an 18 month rent free period expiring 3rd January 2016. The Seller will top up the rent from completion, by way of a reduction in the purchase price, until expiry of the rent free period so the Buyer effectively receives £32,500 p.a from completion.

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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**Joint Auctioneer** M Perkins Esq, Perkins Fox. Tel: 020 7486 6550 e-mail: [michael@perkinsfox.com](mailto:michael@perkinsfox.com)

# Scunthorpe

## 122-124 High Street

## South Humberside

## DN15 6ES

- **Freehold Bank and Shop Investment**
- Bank let to Clydesdale Bank plc on a new 15 year lease (1)
- Pedestrianised town centre location
- Total Current Rents Reserved **£53,000 pa (3)**

**On the Instructions of**  
**McDonald's Restaurants Limited**

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