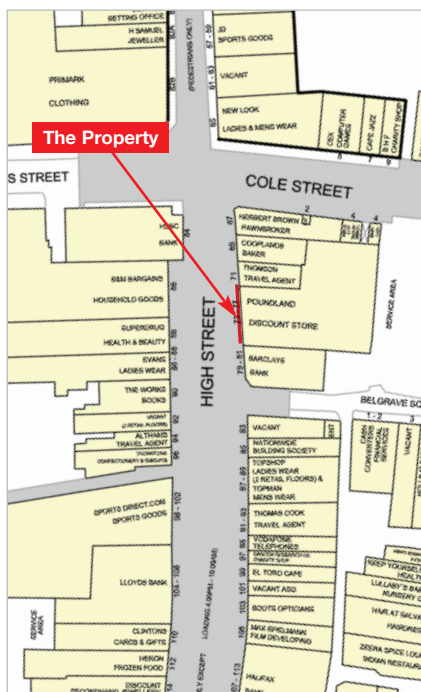


# Scunthorpe

73/77 High Street  
South Humberside  
DN15 6LY

- Well Located Freehold Shop Investment
  - Let to Poundland Limited
  - Pedestrianised town centre location
  - Reversion 2022
  - Current Rent Reserved
- £185,000 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



## 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 the south side of the pedestrianised High Street, close to its junction with Cole Street. Occupiers close by include Primark, New Look, Barclays, Topshop, Vodafone, Sports Direct, Evans, Superdrug, B&M Bargains and HSBC, amongst others.

## Description

The property is arranged on ground and two upper floors. The ground floor provides sales with ancillary storage and rear loading, whilst the first floor comprises storage/staff with second floor plant.

The property provides the following gross accommodation and dimensions:

Gross Frontage	14.99 m	(49' 2")
Net Frontage	14.16 m	(46' 5")
Shop Depth	36.80 m	(120' 9")
Ground Floor	894.9 sq m	(9,633 sq ft)
First Floor	639.7 sq m	(6,886 sq ft)
Second Floor Plant	7.5 sq m	(81 sq ft)
Total Gross	1,542.1 sq m	(16,600 sq ft)

NB. Not inspected by Allsop. Areas provided by Plowman Craven.

## Tenancy

The entire property is at present let to POUNDLAND LIMITED for a term of 10 years from 20th August 2012 at a current rent of £185,000 per annum. The lease provides for a rent review at the fifth year of the term and contains full repairing and insuring covenants.

## Tenant Information

No. of Branches: Over 700 in the UK.  
Website Address: [www.poundland.co.uk](http://www.poundland.co.uk)  
For the year ended 27th March 2016, Poundland Limited reported a turnover of £1,214.818m, a pre-tax profit of £34.653m, shareholders' funds of £95.695m and a net worth of £20.520m.  
(Source: Experian 09.11.2017.)

## VAT

VAT is applicable to this lot.

## Documents

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

**Seller's Solicitor** J Kanagaratnam Esq, Hogan Lovells International LLP. Tel: 0207 296 0000 e-mail: [janan.kanagaratnam@hoganlovells.com](mailto:janan.kanagaratnam@hoganlovells.com)  
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