



SITUATION

Located in the pedestrianised centre of the town and being on the link road between High Street and The Parishes. Nearby multiple retailers include **Cash Generator, CEX, Primark, F. Hinds, New Look, JD Sports, HSBC** etc. Scunthorpe lies some 30 miles south-west of Hull, 20 miles east of Doncaster and benefits from good road access via the A159 and M180.

PROPERTY

A mid terraced building comprising a **Deep Ground Floor Retail Unit** with **Sales/Ancillary** on the first floor. In addition, the property benefits from rear service access.

ACCOMMODATION¹

Ground Floor Retail Unit

Internal Width	29'3"
Shop Depth	119'5"
Area	Approx. 3,394 sq ft

First Floor Sales/Ancillary

Area	Approx. 5,887 sq ft
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Total Area

Approx. 9,281 sq ft

¹Not inspected by Barnett Ross. Areas and measurements supplied by Vendor.

VAT is applicable to this Lot

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **JONATHAN ROSS**

* Refer to Point 9 in the 'Notice to all Bidders' page

TENURE

Leasehold for a term of 999 years from 2nd June 2005 (thus having approx. 986 years unexpired) at a peppercorn ground rent.

TENANCY

The property is let to **Fallen Hero (in administration and not in occupation)** at **£90,000 per annum** exclusive. **No rent has been received since June 2014, although the lease remains in place.**

Note: Vacant Possession may be available – refer to Special Conditions.



View from the Property

VENDOR'S SOLICITORS

Freemans – Tel: 020 7935 3522
Ref: H. Freeman – Email: hf@freemanssolicitors.net

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts