



SITUATION

Located within The Parishes modern town centre pedestrianised retail scheme adjacent to an entrance to the **Foundry Shopping Centre** and amongst such multiples as **Home Bargains, Vue Cinema, Iceland, Clarks** and others

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 (Junctions 3 & 4).

PROPERTY

A **Double Fronted Ground Floor Kiosk**.

ACCOMMODATION

Double Fronted Ground Floor Kiosk

Gross Frontage 37'0"

Area Approx. 206 sq ft¹

¹Not inspected by Barnett Ross. Area taken from VOA.

VAT is applicable to this Lot

(TOGC may apply if terms are fulfilled by the Buyer)

TENURE

Leasehold for a term of 999 years from 2nd June 2005 at a peppercorn ground rent.

TENANCY

The property is let on a lease to **Keys Mobile Limited (with personal guarantor) (t/a Cobblers & Keys)** for a term of 5 years from 29th September 2022 at a current rent of **£12,000 per annum** exclusive (see Notes 1 & 2).

Note 1: We understand that the tenant has been in occupation of the property since approx. 2008 and prior to this they were trading from Kiosk 1 in the same development.

Note 2: The tenant (Keys Mobile Limited) is to pay the relevant proportion of both the service (maintenance) charge and the building insurance premium – refer to the lease in the legal pack.

£12,000 per annum

The Surveyors dealing with this property are
Steven Grossman and Rocco Kay

Vendor's Solicitors

Hodge Halsall

Tel: 01704 531 991 Ref: Mark Glenville

Email: markglenville@hhlegal.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

