

GUIDE PRICE
Sold Prior

DIGITAL AUCTION DATE
18th February 2020



82 High Street, Scunthorpe, South Humberside DN15 6SA

Freehold retail investment let to Done Brothers producing £45,000 pa

Bid1.

Property Summary

- Freehold retail investment let to Betfred
- Three storey building totalling about 226.22 sq m (2,435 sq ft)
- Prime High Street location
- Currently producing £45,000 per annum

Location

Scunthorpe, with a population of about 72,500, is an important regional industrial town and is located about 30 miles south west of Hull and 26 miles north east of Doncaster. The town has excellent road communications and is situated at the junction of the A1077 and the A159, 5 miles north of the A180, which links with the M18 at junction 5, 16 miles to the west of the town centre.

The property is located in a prime retail location on the north side of this busy pedestrianised section of the High Street. Nearby occupiers include Primark, WH Smith, Starbucks, JD Sports, Lloyds, Boots and Vision Express.

Description

A mid terraced property of modern construction consisting of a ground floor retail unit with ancillary accommodation and storage on first and second floors. The ground floor shop with store consists of about 121.85 sq m (1,312 sq ft), first floor 54.96 sq m (592 sq ft) and second floor 49.37 sq m (531 sq ft). The net internal floor area totals about 226.18 sq m (2,435 sq ft).

VAT

Refer to the legal pack

Accommodation/tenancies

(Approximate dimensions)

Floor	Accommodation	Tenancy	Rent PA
Ground Rear Store First Second	100.48 sq.m (1,082 sq.ft) 21.37 sq.m (230 sq.ft) 54.96 sq.m (592 sq.ft) 49.37 sq.m (531 sq.ft)	Let to Done Brothers (Cash Betting) Limited t/a Betfred for 10 years from 11/1/2011	£45,000

Measurements provided by the vendor

Note

For the year ending 24/10/2017 Done Brothers (Cash Betting) Limited reported a turnover of £377,599,000, gross profit £292,249,000 and an operating profit of £18,946,000. Betfred is the world's biggest owner occupier bookmaker with about 1,253 shops (Source: Companies House).

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EPC

Refer to the legal pack

Tenure

Freehold

Local Authority

North Lincolnshire Council
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www.northlincs.gov.uk



Viewings

Tenant in occupation

Contact BidX1

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