

GUIDE PRICE  
**Sold Prior**

DIGITAL AUCTION DATE  
**18th February 2020**



## **82A High Street, Scunthorpe, South Humberside DN15 6SA**

Freehold retail investment let to H Samuel Limited producing £35,000  
pa

**Bid1.**



## Property Summary

- Freehold retail investment let to H Samuel (been in occupation for c.30 years)
- Three storey building totalling about 259.30 sq m (2,791 sq ft)
- Prime High Street location
- Currently producing £35,000 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 next to Primark. Nearby occupiers include WH Smith, Starbucks, JD Sports, Lloyds, Boots and Vision Express.

## Description

A mid terraced three storey 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 152.50 sq m (1,642 sq ft), first floor 52.40 sq m (564 sq ft) and second floor 54.40 sq m (586 sq ft). The net internal floor area totals about 259.30 sq m (2,791 sq ft).

## Accommodation/tenancies

### (Approximate dimensions)

Floor	Accommodation	Tenancy	Rent PA
Ground floor	226.22 sq m (2,435 sq ft)	Let to H Samuel expiring 18/11/2024 (*1)	£35,000
First	52.40 sq ft (564 sq ft)		
Second	54.40 sq m (586 sq ft)		

(\*1) Tenant's break option on 2 May 2022 subject to (a) 6 months' notice and (b) a break payment by the tenant of £17.5K. Measurements have been provided by the vendor.

## Note

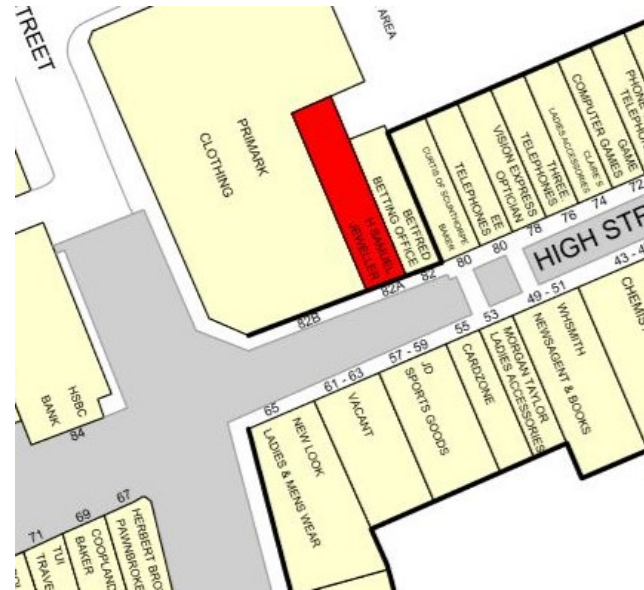
For the year ending 28/01/2017 H Samuel Limited reported a turnover of £247,414,000, gross profit of £35,850,000 and operating profit of £17,003,000 (Source:Companies House). H Samuel have about 500 stores nationwide and is part of Signet Jewellery Limited that are the worlds largest retailer of diamond jewellery with over 3,600 stores globally. We have been informed that the tenant has been in occupation for over 30 years.

## VAT

Refer to the legal pack

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## EPC

Refer to the legal pack

## Local Authority

North Lincolnshire Council  
01724 297000  
[www.northlincs.gov.uk](http://www.northlincs.gov.uk)



## Viewings

Tenant in occupation

## Contact BidXl

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