

**Retail Shop Investment
92 High Street,
Scunthorpe DN15 6HB**



Situation:

The property is situated in a prime trading position fronting High Street, adjacent to Althams Travel and The Works and opposite Barclays Bank. Other major occupiers nearby include Superdrug, HSBC, Poundland, New Look, Costa Coffee and Nationwide BS.

Scunthorpe has a resident population 83,000 and is the principal shopping destination for North Lincolnshire.

Description:

The property is a 2 storey terrace building of brick construction under a part pitched part flat roof constructed in the early 19th Century.

Tenure: Freehold

Tenancy:

Leased to Mobile Traders Limited on a 5 year FRI Lease expiring 8 December 2024 at a rental £15,000 pa.

Accommodation:

VOA Floor Areas:

Ground Floor

Sales: 704sf (65m²)
 Storage: 192sf (17m²)
 Plant Room
 WC Facilities

First Floor

Sales: 1,021sf (94m²)
 Office: 55sf (5m²)

Second Floor

SF Storage: 235sf (21m²)

Rateable Value:

£32,807
 Rate in the £ 2022/2023 49.9p

Price:

Offers in the region of £150,000

Legal Costs:

Each Party to be responsible for payment of their own legal costs.

Inspection:

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Surveyor:

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SUBJECT TO CONTRACT

JGF/SEPT2022

