

Lot ?? – 105-107 Mary Street, Scunthorpe, North Lincolnshire, DN15 6LA

Freehold two-storey mid terraced building arranged as a retail / office unit
- Investment producing £9,000 p.a.





Property Summary

- **In the same ownership for over 37 years**
- Freehold two-storey mid terraced building arranged as a retail and office unit
- Retail unit, offices, work rooms, kitchen, wc's
- Edge of town centre location
- Close to public car parks
- Currently Producing £9,000 p.a.

Property Description

The property comprises a large two storey premises situated within a terrace of similar properties. The front part of the premises has a retail frontage and is of traditional brick construction under a pitched concrete tile roof. The ground floor frontage has aluminium framed display windows with a recessed entrance and security shutters. There is a substantial extension to the rear which is of two storey brick construction under a flat roof. The remaining windows are a combination of upvc framed and timber casement. There is gas fired central heating.

Location

The property is situated on the south side of Mary Street in Scunthorpe between the junctions with Laneham Street and Oswald Road. This is a mixed-use location on the edge of the town centre with nearby properties being home to a variety of local businesses including office occupiers, retail and food and beverage. There are residential properties close by. There is a surface level pay and display car park a short walk from the premises.

Scunthorpe is the administrative centre for North Lincolnshire and sits to the south of the Humber adjacent to the M180. The town has a wide industrial basis. The population is just over 80,000 with a wider, mainly rural catchment area.

Accommodation & Tenancy

Floor	Accommodation	NIA Floor Area (Sq.m)	NIA Floor Area (Sq.ft)	Tenant	Tenancy	Rent (p.a.)
Ground floor	Open plan Office / Reception area, additional offices and work rooms	172.0	1,851	Desk Top Publications Limited	The entire premises are let on an internal repairing lease. The tenant is holding over on the terms of an original 5-year lease from 1/9/2016.	£9,000
First floor	Offices, work rooms, storage, kitchen, wc's					

Total current rent payable £9,000 per annum

Tenure – Freehold **VAT** – Please refer to the legal pack in this regard. **EPC** – E

Joint Agent



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