



TO LET

Retail unit

1,646 sq.ft

(153 sq.m)

- Prominent roadside Location
- Ground floor retail unit
- Situated on a popular and busy shopping parade
- On Street car parking to the front

Unit 22 Broadway and High Street, Ashby, DN16 2SN

LCP.
part of IMCore

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400123**

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Unit 22 Broadway and High Street, Ashby, DN16 2SN

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	1,646	153
TOTAL	1,646	153

Description

The unit is situated on a busy retail parade in an established residential area of Ashby, which is a suburb of Scunthorpe.

Rent

£30,000 per annum exclusive.

Rates

Rateable value of £17,250. Interested parties are advised to contact the local authority to confirm their liabilities and any transitional relief.

Services

The unit has electricity connected.

Service Charge & Insurance

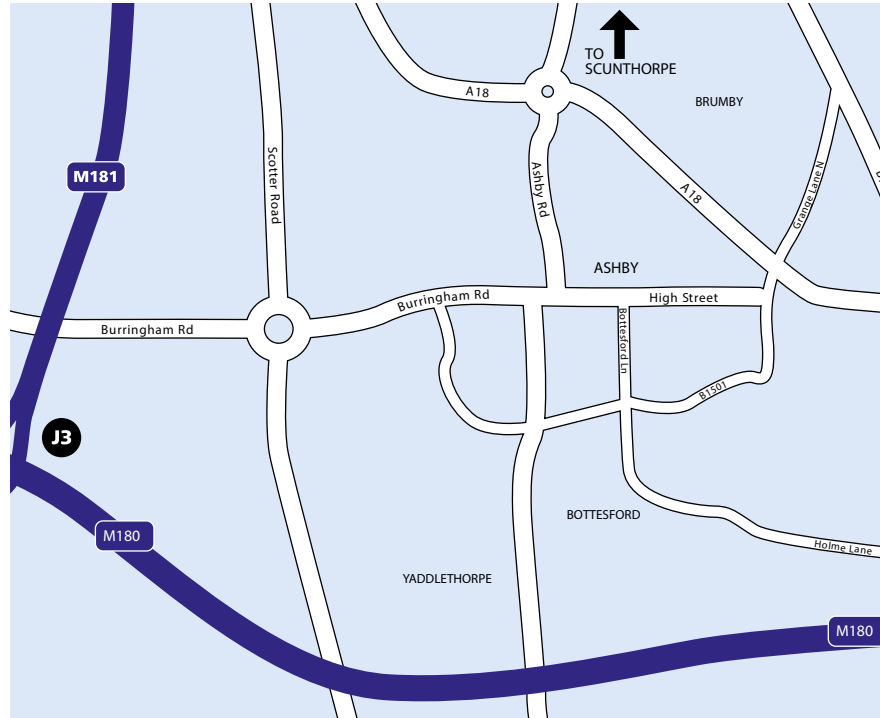
The tenant will contribute towards the maintenance of the common parts through a service charge. The Landlord will insure the premises, the premium to be recovered from the tenant.

Energy Performance

Unit 22 has an EPC Rating of D-85. Further information available upon request.

Planning

Subject to Planning. It is the incoming tenant's responsibility to verify at their intended use is acceptable to the Local Planning Authority.



Location

Scunthorpe is situated adjacent to the M180 and M181 motorways, which has excellent links to the national motorway network, regional airports, docks and other substantial conurbations.

The property is located on the north side of The Broadway forming part of Ashby High Street, being a secondary retail location with notable neighbouring occupiers including Home Bargains, Greggs, Iceland and Wilko.

Viewing

Strictly via prior appointment with the appointed agents:



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rw@newswebster.com

Owned and Managed by

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Scunthorpe

The Broadway, Ashby

