



TO LET

Retail Unit with additional office space

1,280 sq.ft (119sq.m)

25-27 Broadway and High Street, Ashby, Scunthorpe, **DN16 2SN**

- Ground floor retail unit
- Additional office space
- Situated on a popular and busy shopping parade
- Close to principle public car park
- Anchored by The Card Factory, Heron Frozen Foods, Hunters, Papa John's

DESCRIPTION

The property being a former bank, it is proposed works are carried out to provide an open plan area to the ground floor and office accommodation over the first and second floors

LOCATION - DN16 2SX

The unit is prominently located on the busy and popular Broadway on Ashby High Street in Scunthorpe. A number of national and regional occupiers are in close proximity including Home Bargains, Greggs, Iceland, Card Factory, and Wilko. There are good parking provisions close to the unit.

SERVICE CHARGE & INSURANCE

This unit participates in a service charge scheme. The Landlord will insure the premises the premiums to be recovered from the tenant.

ENERGY PERFORMANCE

Further information available upon request.

PLANNING

It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

REFERENCES & LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.



AREAS

(approx. NIA)

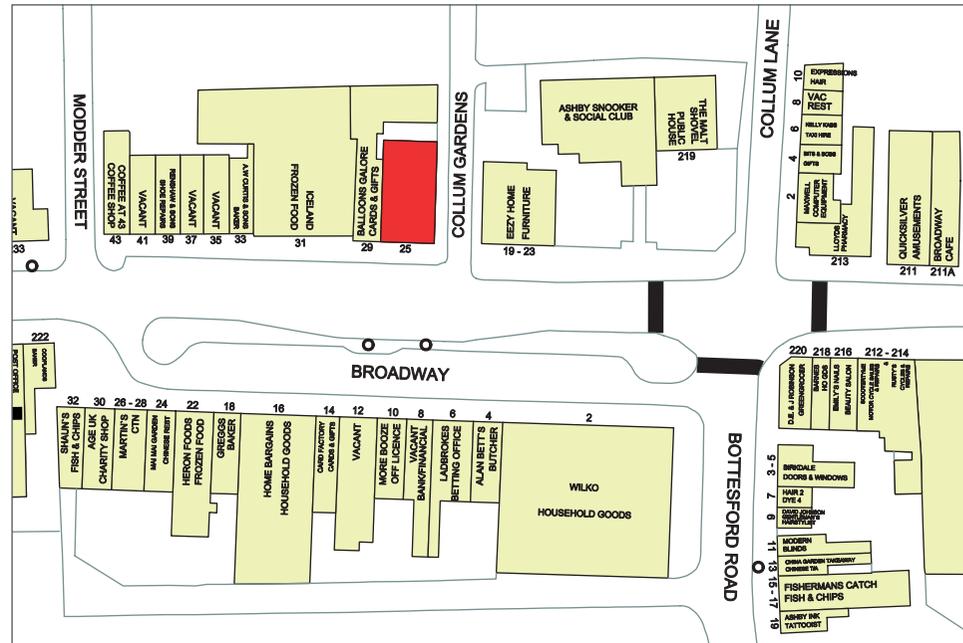
Ground Floor	Sq.ft	Sq.m
Retail Area	1,280	119
Store 1	164	15.2
Store 2	233	21.6

First Floor

Staff Room	376	34.9
Store	59	5.5
Reception	108	10.0

Second Floor

Office 1	178	16.5
Office 2	135	12.5



VIEWING

Strictly via prior appointment with the appointed agent:



01724 282278

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