



# 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)

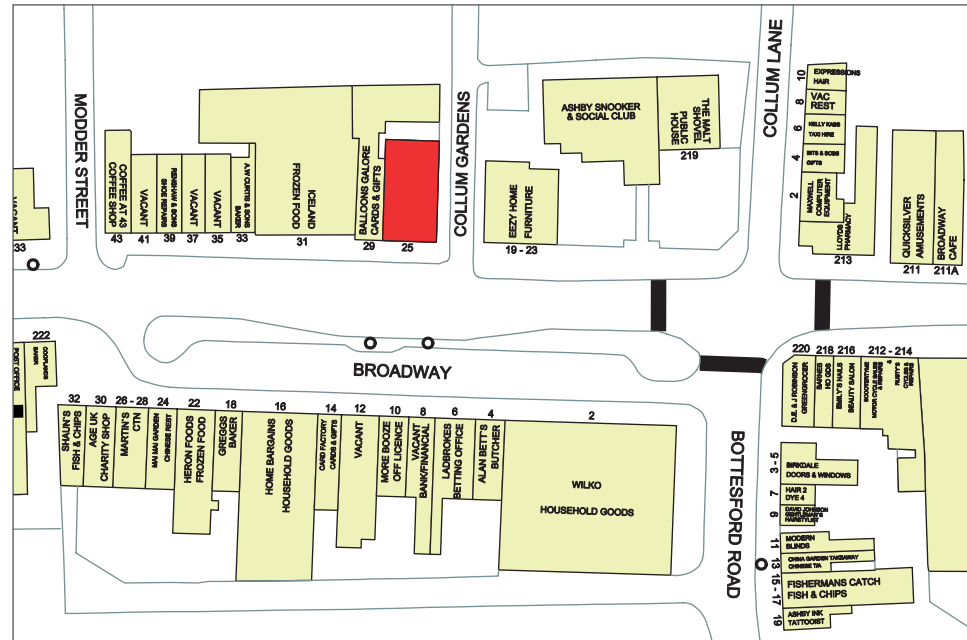
Ground Floor	Sq.ft	Sq.m
<b>Retail Area</b>	<b>1,280</b>	<b>119</b>
Store 1	164	15.2
Store 2	233	21.6

## 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**

[pph-commercial.co.uk](http://pph-commercial.co.uk)

Duncan Willey  
[duncan.willey@pph-commercial.co.uk](mailto:duncan.willey@pph-commercial.co.uk)

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

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# LCP

**01384 400123**  
[www.lcpproperties.co.uk](http://www.lcpproperties.co.uk)

Bob Brasher  
[BBrasher@lcpproperties.co.uk](mailto:BBrasher@lcpproperties.co.uk)