



TO LET

Retail Unit

985 sq.ft (91.5 sq.m)

25 Broadway and High Street, Ashby, DN16 2SN

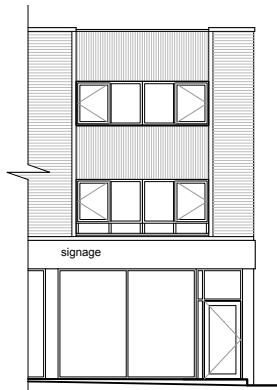
- Prominent corner roadside location
- On street car parking
- Suitable for a range of uses

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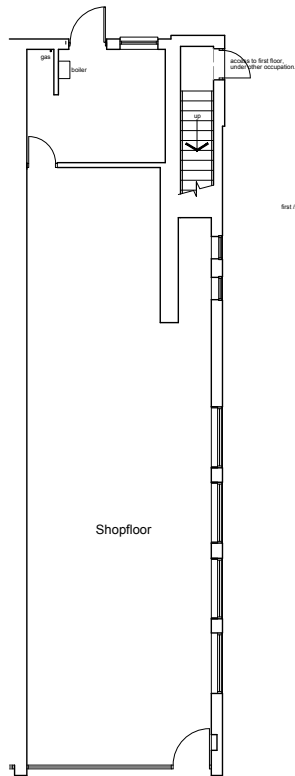




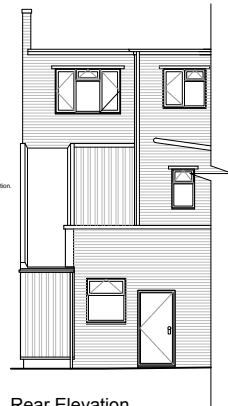
Front Elevation



Side Elevation



Ground Floor Plan



Rear Elevation



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AREAS (approx. NIA)	Sq.ft	Sq.m
Ground Floor	985	91.5
TOTAL	985	91.5

RENT

£15,000 per annum plus VAT

BUSINESS RATES

Rateable Value: £10,500. Interested parties should verify the Rateable Value, the availability of any relief and the actual rates payable with the business rates department of the Local Authority.

SERVICE CHARGE & INSURANCE

The service charge is currently £2,109 plus VAT. The Landlord will insure the premises the premiums to be recovered from the tenant. The insurance premium is £362 pax.

VAT

Property is VAT elected.

SERVICES

Electricity and water supplies are laid on with drainage to main sewer.

ENERGY PERFORMANCE

Band C (55). Further information available upon request.

PLANNING

Retail Use (Class E) but suitable for a variety of uses (Subject to Planning).

LEGAL COSTS

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

DESCRIPTION

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



LOCATION

The property is located on the North side of The Broadway on Ashby High Street with neighbouring/nearby occupiers including Iceland, Card Factory, Age UK and Greggs.

VIEWING

Strictly via prior appointment with the appointed agents:

Scotts
01724 231214
www.scotts-property.co.uk

Lawrence Brown

07710 312712

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