

TO LET

Unit 32

694 sq.ft

(64.5 sq.m)



M

BROADWAY AND HIGH STREET

Ashby High Street
Scunthorpe
DN16 2SN

Occupiers Include

BETFRED **Iceland**
cardfactory **GREGGS**

LOCATION

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

DESCRIPTION

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

UNIT SIZE

Ground Floor 694 sq.ft (64.5 sq.m).
TOTAL 694 sq.ft (64.5 sq.m).

RENT

£15,000 per annum plus VAT.

RATEABLE VALUE

Rateable Value: £12,750. 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 £2,941 plus VAT. The Landlord will insure the premises the premiums to be recovered from the tenant.

PLANNING

We believe the property has planning consent for hot food takeaway use (sui generis). It is the incoming tenant's responsibility to verify the permitted use and to ensure that their proposed use is acceptable to the Local Planning Authority.

SERVICES

The unit has electricity & gas connected.

EPC

Rating 51 (C). Further information available upon request.

LEGAL COSTS

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

VAT

The property is VAT elected and as such VAT will be payable on all sums due to the landlord.



17

Lettable Units On-Site



42,112 sq.ft

Total Area



What Three Words
[joins.tricks.visual](https://www.what3words.com/joins.tricks.visual)

BROADWAY AND HIGH STREET

SITE PLAN



Martin Wade

01384 400123
07503 060206
MWade@lcpproperties.co.uk

Viewing
Strictly via prior appointment
with the appointed agents



NEWS WEBSTER
PROPERTY CONSULTANTS

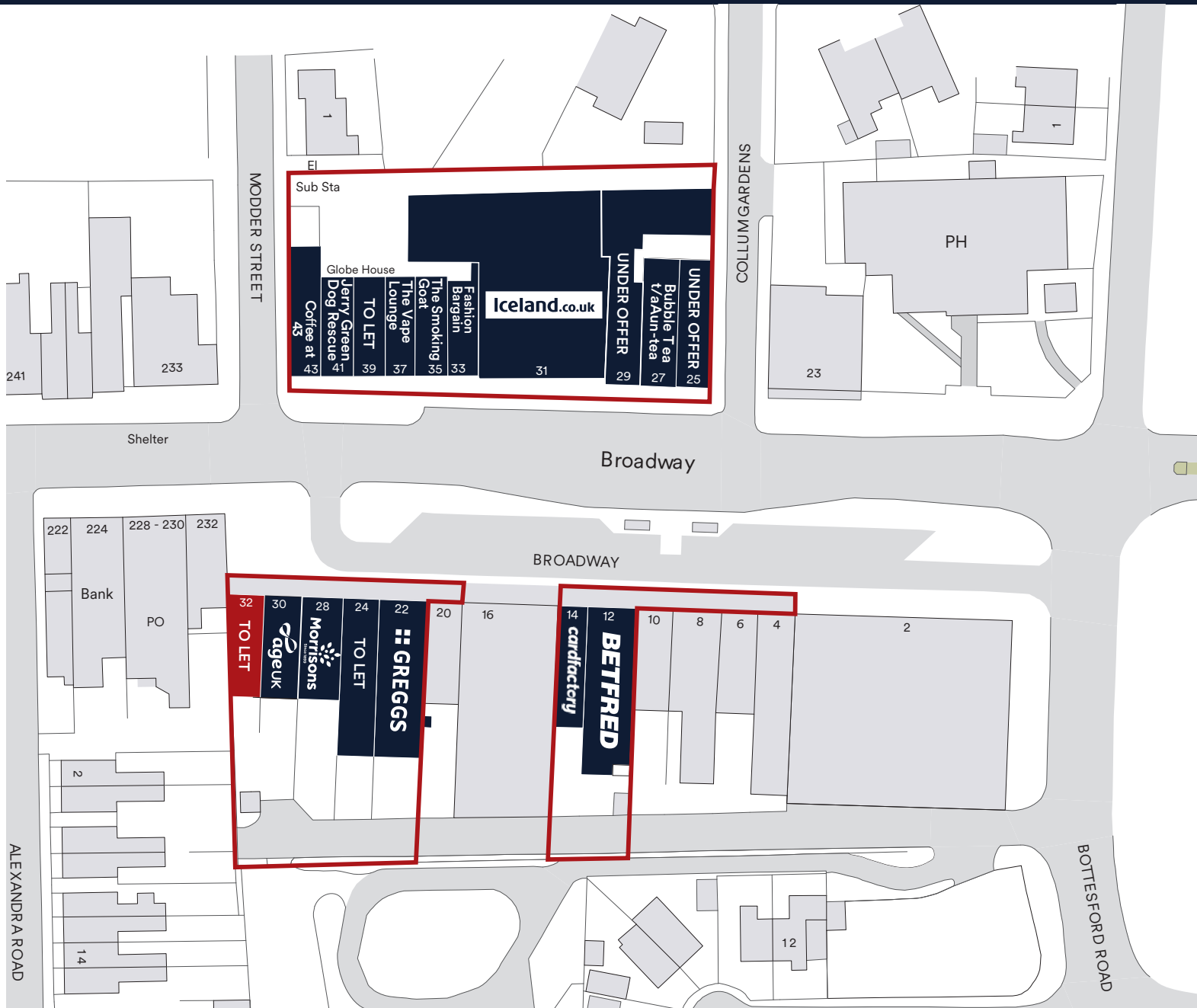
Richard Webster

07739 680472
0113 433 0117
rw@newswebster.com

Scotts

Lawrence Brown

07710 312 712
01724 231214
lawrence@scotts-property.co.uk



MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pennington Estate, Kingswinford, West Midlands DN16 7NA its subsidiaries (as defined in section 186 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. (We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.) We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. This brochure gives a large amount of statistical information and there will inevitably be errors in it. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website: <https://www.rics.org.uk/upholding-professional-standards/factor-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high-level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.