



Photo digitally enhanced prior to redecoration

To Let
76.25 sq m (816 sq ft)
(Ground Floor)

18-20 Broadway
Ashby, Scunthorpe, DN16 2SN

RETAIL



- Excellent ground floor retail unit
- Very busy trading location close to a number of multiple traders
- Ideal for many types of use
- Available on new lease

Location

Ashby is an established residential suburb of Scunthorpe, North Lincolnshire. Adjacent traders include Iceland, Greggs, BetFred, McColls, Card Factory, Home Bargains and many more.

Generous off street parking is available to the front of the unit.

Description

The property consists of excellent ground floor accommodation, part partition by the previous tenant together with rear staff accommodation.

Accommodation

Ground Floor

Sales Area (max potential)	5.0m (16'4") x 15.25m (50'0")
Total	76.25 sqm (816 sq ft)
Incorporating Office and Staff W/C	

Terms

The property is available on a new 6 year lease or longer subject to 3 yearly rent reviews linked to the Retail Price Index. the Tenant being liable for internal repairs, the shop front and reimbursing the insurance premium. The tenant will also contribute a fair proportion towards external repairs.

Rent

£15,000 per annum

VAT

VAT is not currently payable

Business Rates

The current Rateable Value is listed as 20 Broadway at £12,500. This assessment includes the upper floors and an application to reduce the rateable value to exclude these areas should be made. Interested parties are advised to confirm the accuracy of this figure directly with the local authority before proceeding to lease.

EPC

The ground floor has an EPC rating of C.

Planning

We assume the property is indicated to be consented as Class E use. Prospective tenants should confirm the property is suitable for their use.

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