

penrose  
commercial



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 partitioned 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

£16,500 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.



The ground floor has an EPC rating of C.

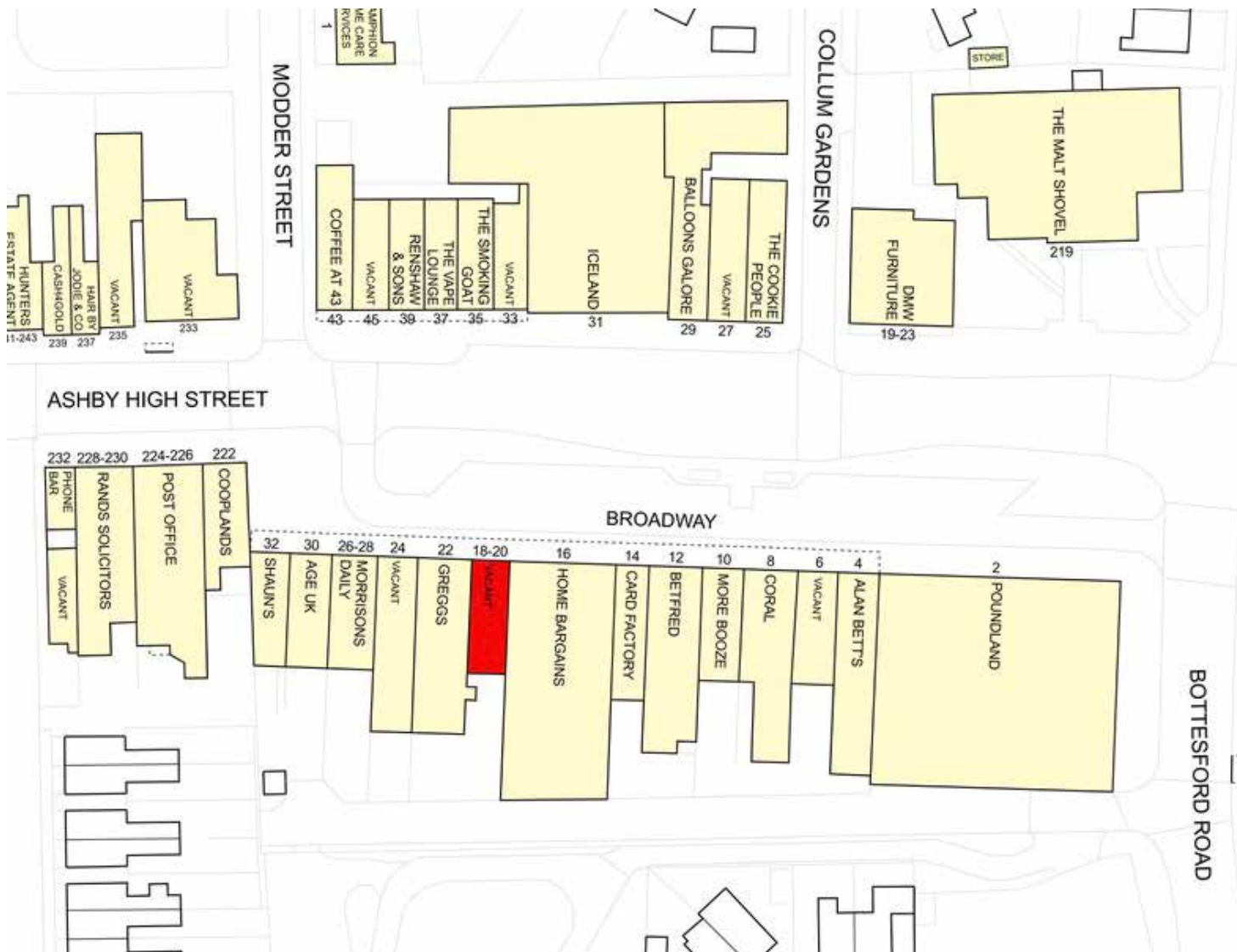
We assume the property is indicated to be consented as Class E use. Prospective tenants should confirm the property is suitable for their use.

Tom Penrose

01482 250105  
07885 648888  
tom@penrosecommercial.co.uk

## Oliver Penrose

01482 250104  
07745 089983  
oliver@penrosecommercial.co.uk



penrose

The Ergo, Bridgehead Business Park  
Meadow Way, Hessle, HU13 0GD

T : 01482 250000

W : [penrosecommercial.co.uk](http://penrosecommercial.co.uk)

