

# 8/8A Market Place, Crowle, Scunthorpe, North Lincolnshire, DN17 4LA

Lease Available



- Retail Unit with residential accommodation above .
- Approx 45 m<sup>2</sup> with 2 bedroom flat
- Set in market town square.
- Rent: Asking £10,000.

**North Lincolnshire Council is offering the property by Private Treaty.**

North Lincolnshire Council  
Commercial Property  
Church Square House  
30-40 High Street  
Scunthorpe  
North Lincolnshire  
DN15 6NL

**North  
Lincolnshire  
Council**

Call (01724) 297468 Email [john.pickard@northlincs.gov.uk](mailto:john.pickard@northlincs.gov.uk)

## Location

North Lincolnshire is on the south bank of the Humber Estuary. Its population is approximately 170,000, Scunthorpe being the principal commercial centre.

The town is situated approximately 3 miles North of junction 2 on the M180, between Scunthorpe to the East (10 miles) and Doncaster to the West (19 miles).

The M180 has good links to the national motorway network, regional airports, docks and other substantial conurbations.

Excellent rail links are available via nearby Ealand to the East Coast Mainline, which in turn offers a regular service to London and to the international freight head at Wakefield Europort. The town is also within around 40 minutes' drive of Humberside International Airport.

The property is situated in the Market Place in Crowle. This represents a highly visible trading location within the centre of the town.

## Accommodation

Ground floor sales approx. 45m<sup>2</sup>. With kitchen area and WC.

First floor flat with 2 bedrooms, bathroom and kitchen/living room.

## Terms

The property is available to let by way of a new Lease.

The lease will be full repairing together with reimbursement of the annual property insurance premium to the landlord.

The tenant will be responsible for all utility and other costs in respect of the property.

## Rent

Asking Rent £10,000 pe annum.

## NNDR (Business Rates) & Council Tax

The tenant will be responsible for the payment of any business rates and council tax that are levied on the property.

The ground floor shop has a Rateable Value of £9,200 (effective 1st April 2023).

The first floor flat is rated Band A for Council Tax.

## Building Service Charge

The tenant will be responsible for paying a fair proportion of the costs incurred in maintenance and lighting of the common parts.

## Planning

Prospective tenants are strongly recommended to satisfy themselves on all Planning matters.

Further information regarding planning can be obtained from the council's Development Control team on 01724 297000.

## Services

The property already benefits from mains supplies for gas, water, sewerage and electricity. The supplies are untested and unwarranted.

## EPC

Available upon request.

## Viewing/Inspection

To view the property contact (01724) 297468.

## Possession

Vacant possession will be given on completion.

## VAT

The landlord has not elected to charge VAT.

## Legal Costs

The tenant is to pay the Landlord's reasonable legal and surveyor costs.

## Contact

For further information contact: -  
(01724) 297468 or

Email: john.pickard@northlincs.gov.uk

## PLEASE NOTE

· We have made every effort to ensure accuracy of these details, although it cannot be guaranteed. Errors and omissions will be excepted.

· These particulars are an outline for guidance for prospective lessees and do not constitute an offer of contract.

· Potential tenants must rely on their own inspection of the property to satisfy themselves of any statement within these particulars.

Services and appliances (including all mechanical and electrical have NOT been tested, although any appropriate information will be made available upon request for information purposes only and cannot be relied upon). We recommend that a suitably qualified person inspects all appliances/ services/structures before any contractual commitment.

· Any measurements or areas are approximate and for guidance purposes only.

· Prospective tenants are advised to contact the appropriate council departments independently for clarification and verification of rating, highways or planning matters.

The council has a statutory duty to remain open to offers on any land or property until contracts are exchanged or an appropriate council approval is obtained. The council will not be liable for fees attributable to any abortive transaction.



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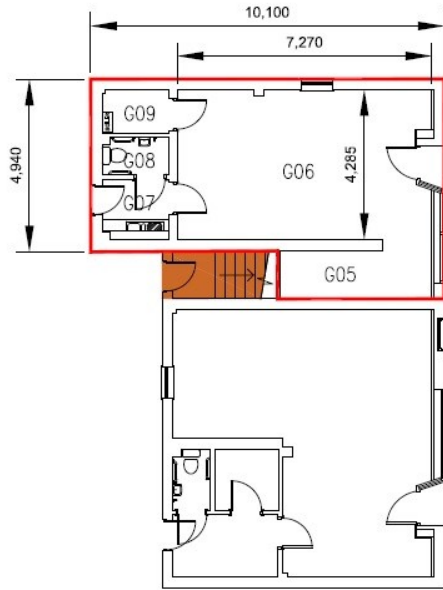
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Drawing Title: 8 & 8a, MARKET PLACE  
SITE PLAN

CRW-3-0016 Not to scale

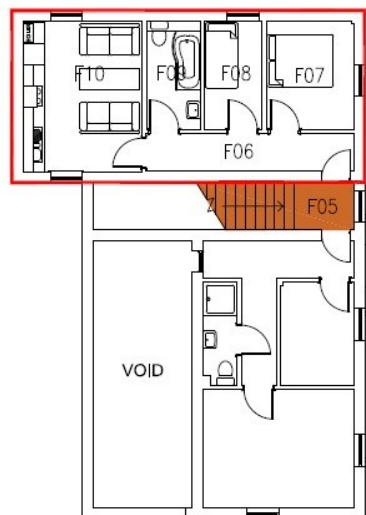
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NB Floor plans not to scale



# **North Lincolnshire Council**

[www.northlincs.gov.uk](http://www.northlincs.gov.uk)

Church Square House  
30-40 High Street  
Scunthorpe  
North Lincolnshire  
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