

TO LET

Unit 1B Glebe Park
Glebe Road
Scunthorpe
DN15 6AF

Andrew Miller

Chartered Surveyors

0114 236 2340

CommercialPropertySurveyors.com



Retail Unit - 1,975 sq ft

LOCATION

The property is situated on Glebe Park, which is a very busy retail and trade counter development located just to the north of the town centre. The park is occupied by national retailers including Greggs, Farmfoods and both a Dulux and Johnstone's Decorating Centre. Close-by are Topps Tiles, City Electrical Factors, Plumb Centre, Aldi and Wickes.

Scunthorpe is located 28 miles west of Grimsby and Immingham and 27 miles east of Doncaster. Via the A18 the town centre is approximately 5 miles from Junction 3 of the M180, which in turn links to the M18, the A1(M) and M1 motorways.

DESCRIPTION

The property comprises an open plan retail area with suspended ceiling and inset lighting. There are double entrance doors with glazed surround windows. To the rear is a full height storage area, with kitchenette and WC. Rear access leads to a shared, fenced and gated, service area.

The unit has use of the shared car parking areas of the development.

TERMS

The unit is available by way of a new lease on full repairing and insuring terms at a rental of £22,500 per annum, plus vat service charge and insurance.

ENERGY PERFORMANCE CERTIFICATE

The current EPC rating for the property is C – 69. A copy is available on request.

RATEABLE VALUE

The current rateable value for the property is £16,750

VIEWING

By prior appointment with the sole agent – Andrew Miller Chartered Surveyors

Email: - andrew@commercialpropertysurveyors.com

Tel: 0114 236 2340



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