

FORMER BETTING OFFICE ADJOINING THE PRIORY

Ashby Road, Scunthorpe, DN16 2AB



Key Highlights

- Leasehold commercial opportunity available in Scunthorpe
- Rental offers invited
- Site adjoining the busy Ashby Road (A159)
- Located adjacent to well-established public house
- Suitable for a range of uses subject to the necessary consents

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Location

Scunthorpe is a town located in North Lincolnshire, situated 25.6 miles east of Doncaster and 28.1 miles north of Lincoln with a population of circa 81,600 persons.

The property is situated to the rear of the Priory public house which fronts the A159, approximately 1.4 miles south of Scunthorpe town centre. The immediate surroundings comprise predominantly private residential dwellings.

The property benefits from good transport links from the A1077M, the M181 and the M180 accessible approximately 3 miles to the north. Scunthorpe Rail Station is located 1.3 miles to the north and provides public transport links from Doncaster, Cleethorpes and Liverpool.

Description

The property is located in the car park of the Priory, to the rear (north elevation) of the public house.

The property comprises a detached, single storey commercial unit.

Terms

Leasehold. The property is available to let on a full repairing and insuring lease.

Fixtures and Fittings

The letting of the property will include trade fixtures and fittings which are in the absolute ownership of the Landlord and in situ on completion. Any branded or leased items and any items owned by third parties will be excluded.

EPC

The EPC is in the course of preparation.

Rateable Value

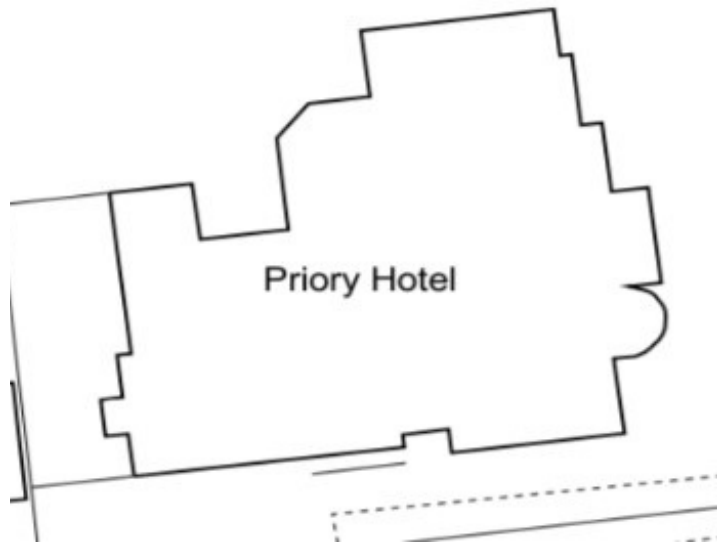
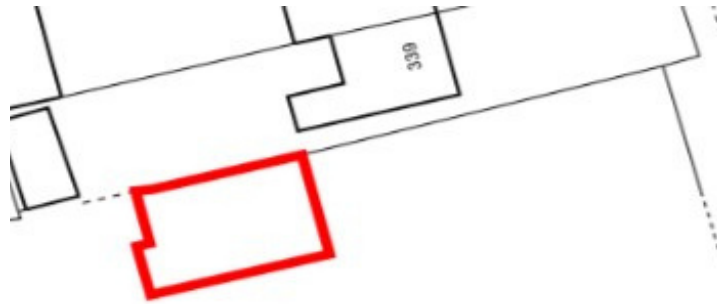
The property has a rateable value of £6,200 in the 2023 rating list.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT

Figures stated are exclusive of VAT (if applicable). VAT may be applicable at the prevailing rate.



Money Laundering

Money laundering regulations may require Savills to conduct checks upon all purchasers.

Prospective purchasers may need to provide proof of identity and residence.

Viewing

All viewings must be arranged strictly by appointment with the sole selling agents Savills.

Contact

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