



TO LET

Retail unit

1,336 sq.ft

(124 sq.m)

24 Broadway and High Street, Ashby, DN16 2SN

- Prominent roadside location
- Ground floor retail unit
- Situated on a popular and busy shopping parade
- On street car parking to the front
- Planning consent for takeaway use

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24 Broadway and High Street, Ashby, DN16 2SN

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	1,336	124
TOTAL	1,336	124

Description

The unit is situated on a busy retail parade in an established residential area of Ashby, which is a suburb of Scunthorpe.

Rent

£25,000 per annum plus VAT.

Rates

Rateable Value: £13,250. Interested parties should verify the Rateable Value, the availability of any relief and the actual rates payable with the business rates department of the Local Authority.

Services

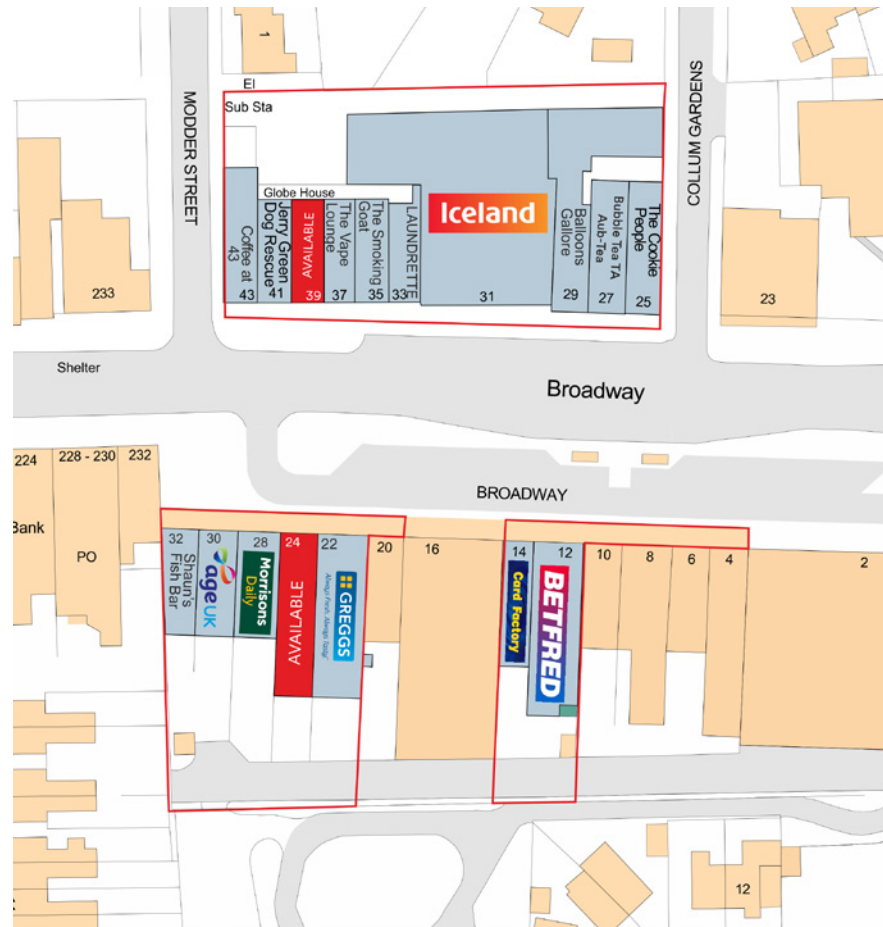
The unit has electricity & gas connected.

Service Charge & Insurance

The service charge is currently £4,186 plus VAT. The Landlord will insure the premises the premiums to be recovered from the tenant. The insurance premium is £529.64.

Planning

We believe the property has planning consent for hot food takeaway use (sui generis). It is the incoming tenant's responsibility to verify the permitted use and to ensure that their proposed use is acceptable to the Local Planning Authority.



Energy Performance

Band C (51). Further information available upon request.

Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.

Location

The property is located on the South side of The Broadway on Ashby High Street with neighbouring/nearby occupiers including Poundland, Home Bargains, Card Factory, Age UK and Greggs.

Viewing

Strictly via prior appointment with the appointed agents:

Scotts

01724 231214

www.scotts-property.co.uk

Lawrence Brown 01724 231214
lawrence@scotts-property.co.uk



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