



**25 Ravendale Street North, Scunthorpe
DN15 6NJ
Offers Around £72,000**

Bella Properties bring to the market FOR SALE or TO LET this A1/A2 category retail property on Ravendale Street in Scunthorpe.

SALE PRICE; £72,000

RENTAL PRICE; £6,000 PER ANNUM

Located on a street containing a bustling cafe/restaurant area close to the high street and benefitting from on-street public parking directly outside, this two storey terraced single fronted retail premises briefly comprises of: On the ground floor: main shop area to the front and large ancillary storage area to the rear, on the first floor is an additional office/storage room, staff facilities and kitchen. To the rear of the property is parking space for 1 vehicle.

Floor Area Approximately 119 sqm

EPC Rating D


Gas Central Heating



Disclaimer

The information displayed about this property comprises a property advertisement and is an illustration meant for use as a guide only. Bella Properties makes no warranty as to the accuracy or completeness of the information.

Office	34'7" x 13'3" (10.55 x 4.06)
Storage	32'8" x 10'9" (9.97 x 3.28)
Office	13'3" x 34'7" (4.06 x 10.55)
Kitchen	4'4" x 3'10" (1.34 x 1.18)
W/C	4'4" x 4'0" (1.34 x 1.22)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	