

N-TEA ROADMAP

T BEGAN  
in its journey in  
ing bubble tea  
only to friends,  
ly, and we saw  
rocket as more  
fell in love with  
cious offerings.

**MARCH  
2023**

**IT'S OFFICIAL**

As the demand continued to  
grow, we reinvested into a  
commercial location at 4 Colburn  
Lane, Ashby. Despite ongoing  
renovations, loyal and new  
customers kept coming back,  
making our shop a bustling hub  
of bubble tea lovers.

STRONG  
is now become a  
ished business.  
society of bubble  
We continue to  
hap, enhancing  
e for our valued  
new and exciting  
surprises.

**PRESENT**

**BIGGER AND  
BETTER**

A new store is a  
promising eve  
surprises. Stay  
grand opening in  
have in store for you.

RE

# TO LET

Retail Unit

985 sq.ft (91.5 sq.m)

25 Broadway and High Street, Ashby, DN16 2SN

- Prominent corner roadside location
- On street car parking
- Suitable for a range of uses



thecookiepeople.co.uk

01724 640747

**LCP.**  
part of MCore

**01384  
400123**

searchlcp.co.uk



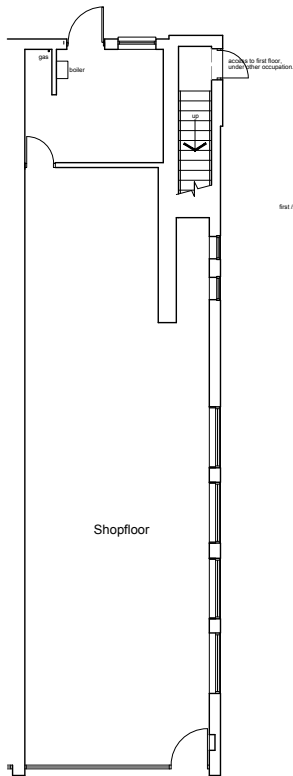




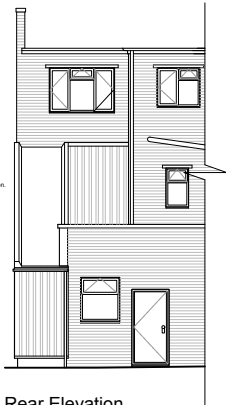
Front Elevation



Side Elevation



Ground Floor Plan



Rear Elevation



# 25 Broadway and High Street, Ashby, DN16 2SN

AREAS (approx. NIA)	Sq.ft	Sq.m
Ground Floor	985	91.5
TOTAL	985	91.5

## RENT

£15,000 per annum plus VAT

## BUSINESS RATES

Rateable Value: £10,500. 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.

## SERVICE CHARGE & INSURANCE

The service charge is currently £2,109 plus VAT. The Landlord will insure the premises the premiums to be recovered from the tenant. The insurance premium is £362 pax.

## VAT

Property is VAT elected.

## SERVICES

Electricity and water supplies are laid on with drainage to main sewer.

## ENERGY PERFORMANCE

Band C (55). Further information available upon request.

## PLANNING

Retail Use (Class E) but suitable for a variety of uses (Subject to Planning).

## LEGAL COSTS

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

## DESCRIPTION

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



## LOCATION

The property is located on the North side of The Broadway on Ashby High Street with neighbouring/ nearby occupiers including Iceland, 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

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