

TO LET

Retail unit

Ground Floor Sales

701 sq.ft

(65.2 sq.m)

First Floor Ancillary

594 sq.ft

(59 sq.m)

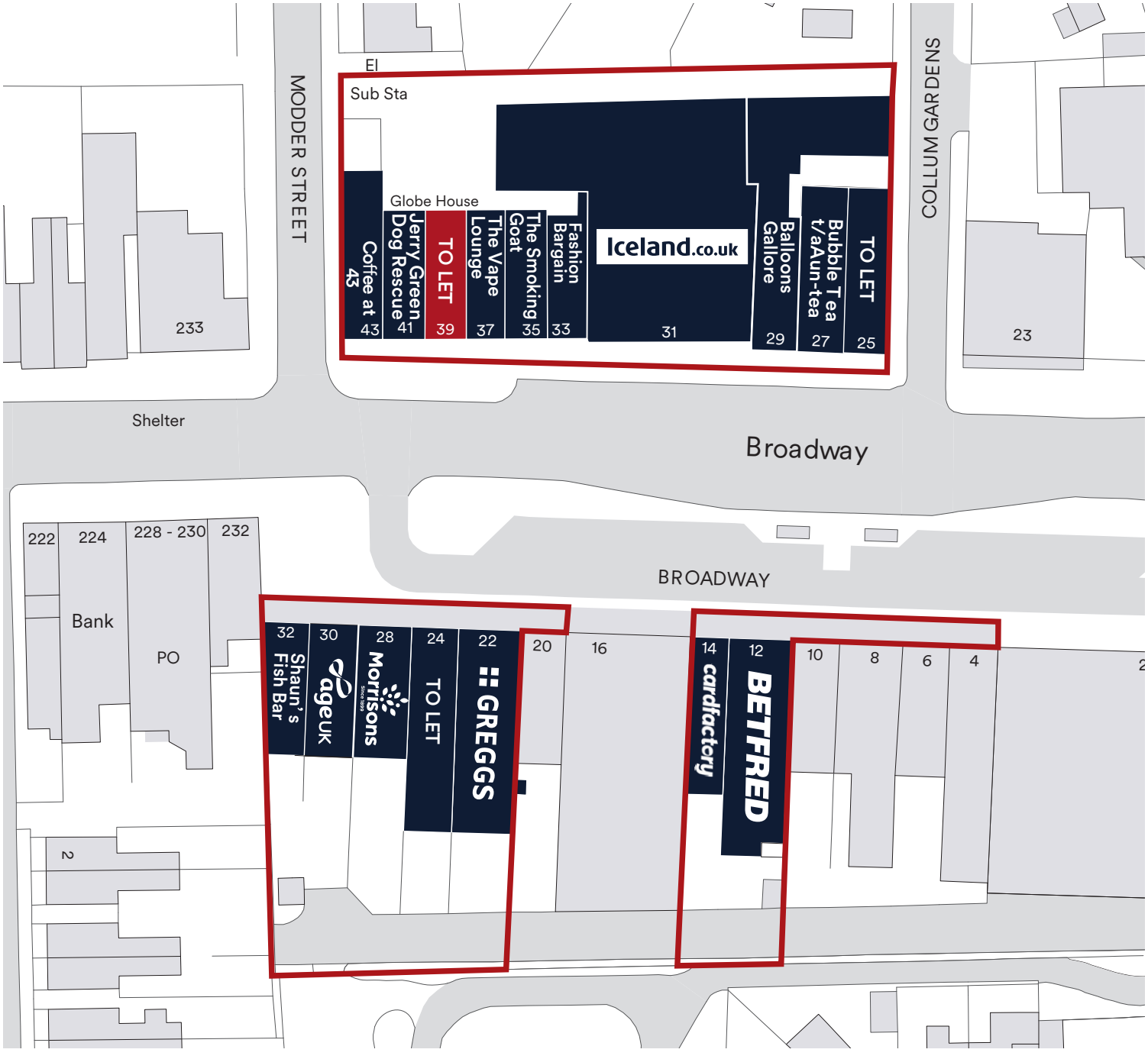
39 Broadway and High Street, Ashby, DN16 2SN

- Prominent roadside location
- On street car parking
- Situated on a popular and busy shopping parade

M Core
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AREAS (approx. NIA)	Sq.ft	Sq.m
Ground Floor Sales	701	65.2
First Floor Ancillary	594	59
TOTAL	1,295	124.2

RENT
£17,500 per annum plus VAT

BUSINESS RATES
Rateable Value: £10,000. 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 £765 Plus VAT. The Landlord will insure the premises the premiums to be recovered from the tenant. The insurance premium is £503.27.

VAT
Property is VAT elected.

SERVICES
The unit has a 3 phase electricity supply.

ENERGY PERFORMANCE
Band C (62). Further information available upon request.

PLANNING
We understand that the property has consent for Use Class E. It is the ingoing tenant's responsibility to ensure that their proposed use is acceptable to the Local Planning Authority.

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, Coffee at 43, Poundland, Home Bargains, Card Factory and Greggs.



VIEWING
Strictly via prior appointment with the appointed agents:

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