

# 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

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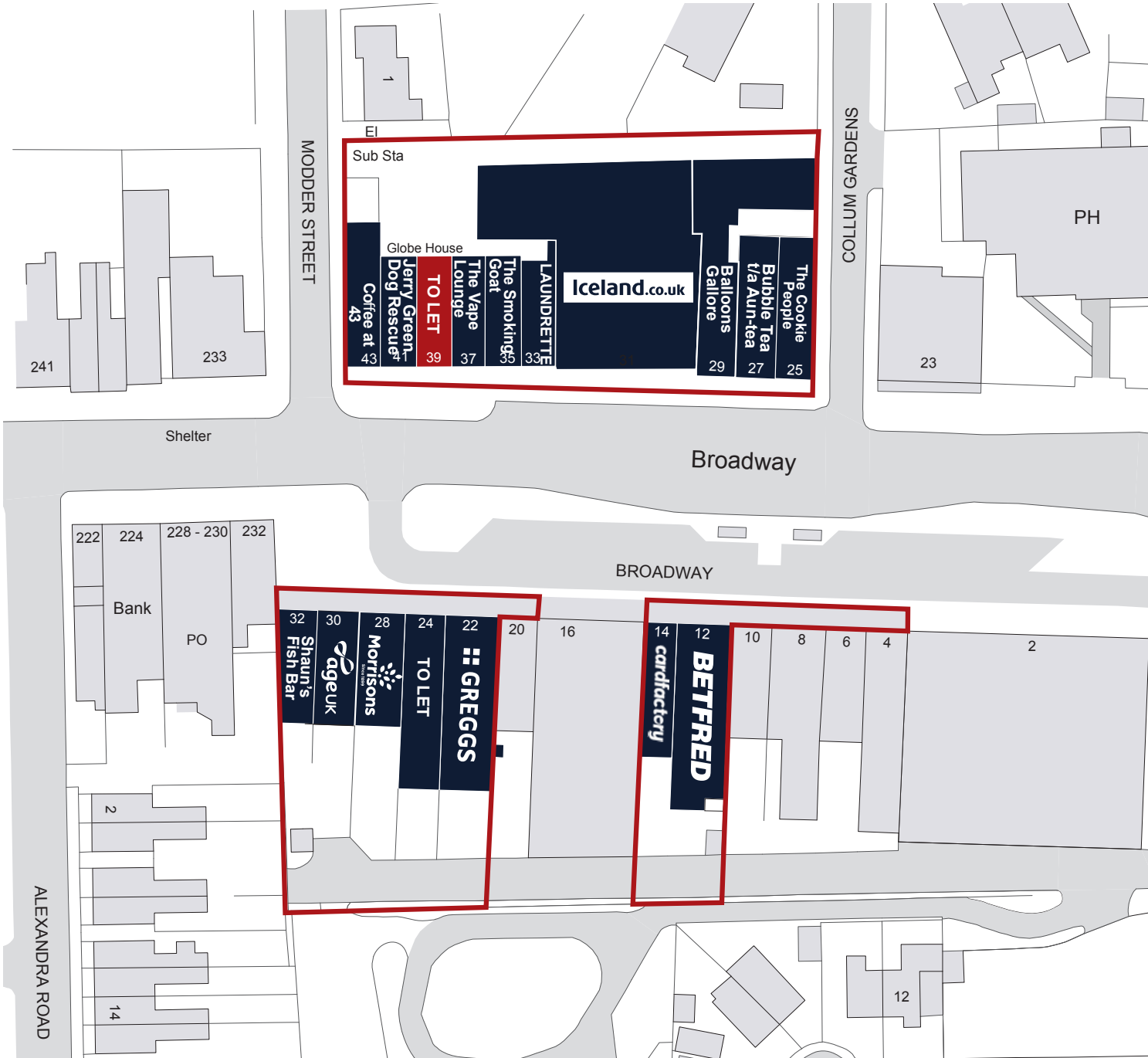
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AREAS (approx. NIA)	Sq.ft	Sq.m
Ground Floor Sales	701	65.2
First Floor Ancillary	594	59
<b>TOTAL</b>	<b>1,295</b>	<b>124.2</b>

## 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

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,



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## VIEWING

Strictly via prior appointment with the appointed agents:

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