

**202-210 ASHBY HIGH STREET, ASHBY
SCUNTHORPE, NORTH LINCOLNSHIRE, DN16 2JR**

RETAIL/SHOWROOM FOR SALE/TO LET

289.3 SQ M (3,113 SQ FT) TO 1,606.94 SQ M (17,291 SQ FT)



LOCATION

Ashby High Street is a densely populated suburb of Scunthorpe located approximately 2 miles south east of the town centre.

The property occupies a prominent position fronting Ashby High Street close to the junction with the A18, which provides direct access to Junction 4 of the M180. Ashby High Street is Ashby's principle retailing area and is populated by national occupiers including Wilkinsons, Home Bargains, Greggs and Ladbroke's.

DESCRIPTION

The property comprises a substantial two storey purpose built High Street retail unit, being of concrete frame construction with brickwork elevations under a pitched tile and clad roof. The accommodation provides open plan, well configured retail space at ground floor level with office and ancillary accommodation above.

The property is capable of being sub-divided to provide a range of smaller retail/office or leisure accommodation from 289.3 sq m (3,113 sq ft) approx. subject to any necessary consents. There is also an enclosed service yard to the rear.

SUMMARY

- Modern retail/showroom premises of 289.3 sq m (3,113 sq ft) to 1,606.94 sq m (17,291 sq ft).
- Prominent location fronting Ashby High Street, neighbouring occupiers include Wilkinsons, Home Bargains and Ladbroke's.
- Clear span flexible accommodation may suit alternative uses, subject to consent.
- Available for immediate occupation.



ACCOMMODATION

The property provides the following approximate accommodation which has been measured on a net internal area basis in accordance with the RICS Code of Measuring Practice.

	Sq m	Sq ft
Ground Floor		
Retail Accommodation	1,465.99	15,774
First Floor		
Offices	140.95	1,507
Total Accommodation	1,606.94	17,291
Site Area	0.2 Ha	0.5 Acre

N.B. The premises offer excellent flexibility and units of most sizes can be provided, if required.

TERMS

The property is available For Sale or To Let. Consideration will be given to a letting either as a whole or in part.

FOR SALE PRICE

Available upon application.

TENURE

We are advised that the premises are freehold and will be conveyed with the benefit of vacant possession upon completion.

TO LET RENT

Details of the rent either as a whole or for separate units are available upon request.

LEASE TERM

By negotiation.

REPAIRS AND INSURANCE

The Tenant will be responsible for all repairs and decorations to the demised premises together with the reimbursement of the property insurance premium applicable thereto.

BUSINESS RATES

The owner/occupier(s) will be responsible for the payment of rates. The 2017 Rating Assessment upon the whole premises is £142,000 (shop and premises) which is subject to the current Uniform Business Rate in the pound.

Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority directly and also to ascertain whether transitional relief is applicable to the property or if the rateable value is under appeal.

VAT

We understand that the premises are elected for VAT and therefore all payments made to the Landlord will be subject to VAT. VAT will also be levied upon the sale price at the time of the sale.

EPC

TBC

A copy of the Certificate and Recommendation Report is available on request.

CONTACTS



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PROPERTY MISREPRESENTATION, MISDESCRIPTION & FINANCIAL SERVICES ACTS

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