



# 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

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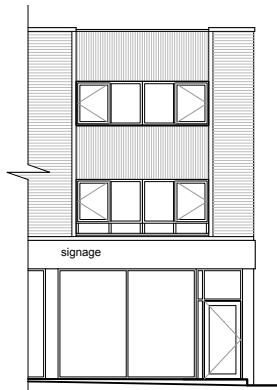
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[searchlcp.co.uk](https://searchlcp.co.uk)



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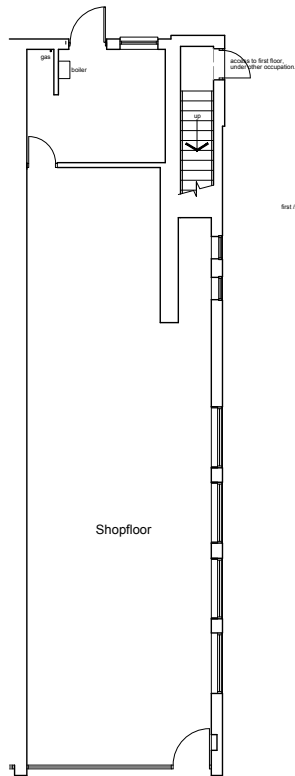
# TO LET



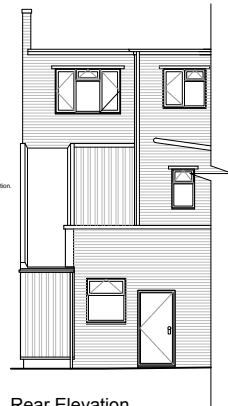
Front Elevation



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

07710 312712

lawrence@scotts-property.co.uk



0113 433 0117

WWW.NEWSWEBSTER.COM

## Richard Webster

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## Bradley Walker

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