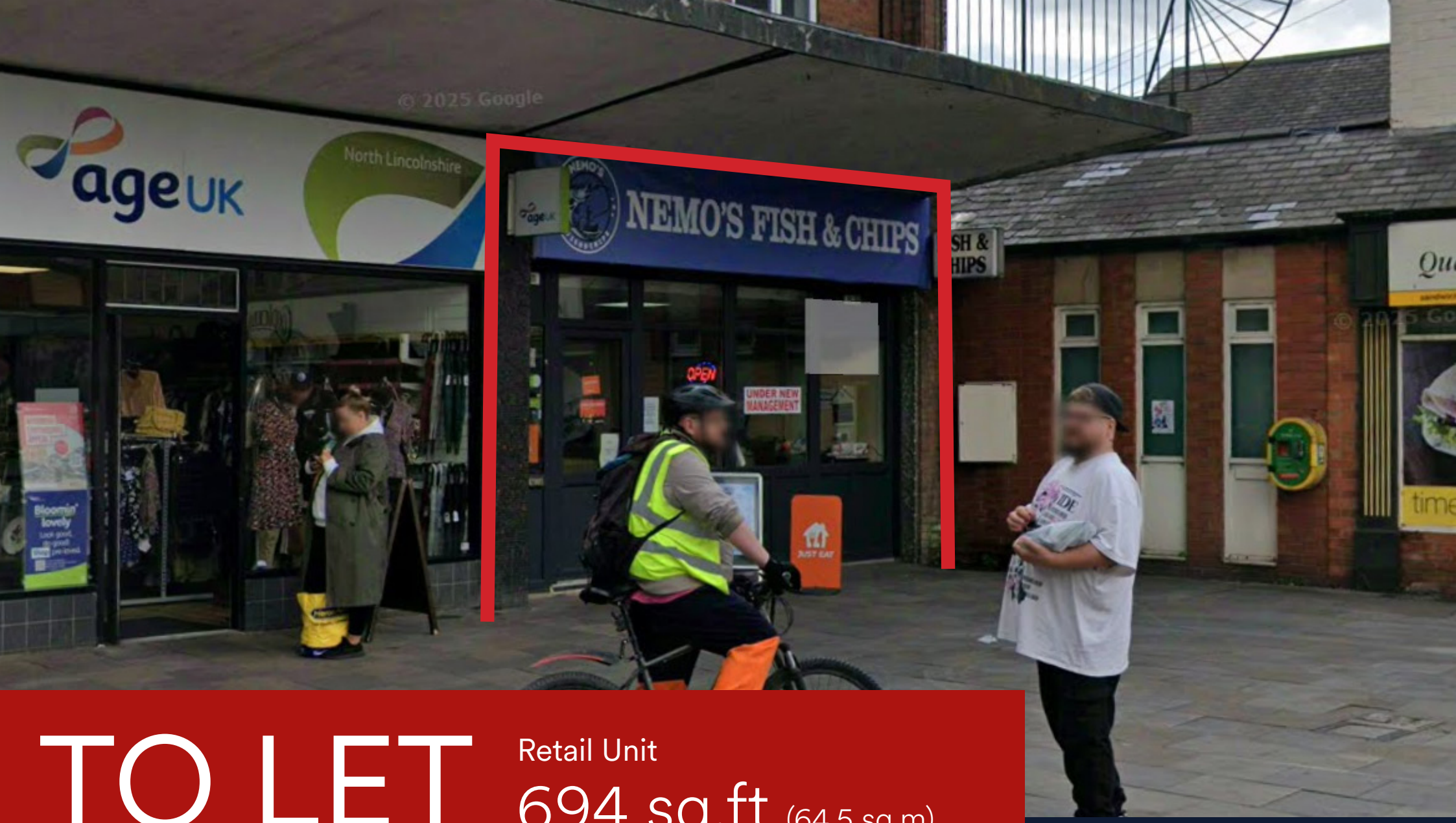


TO LET

Retail Unit

694 sq.ft (64.5 sq.m)

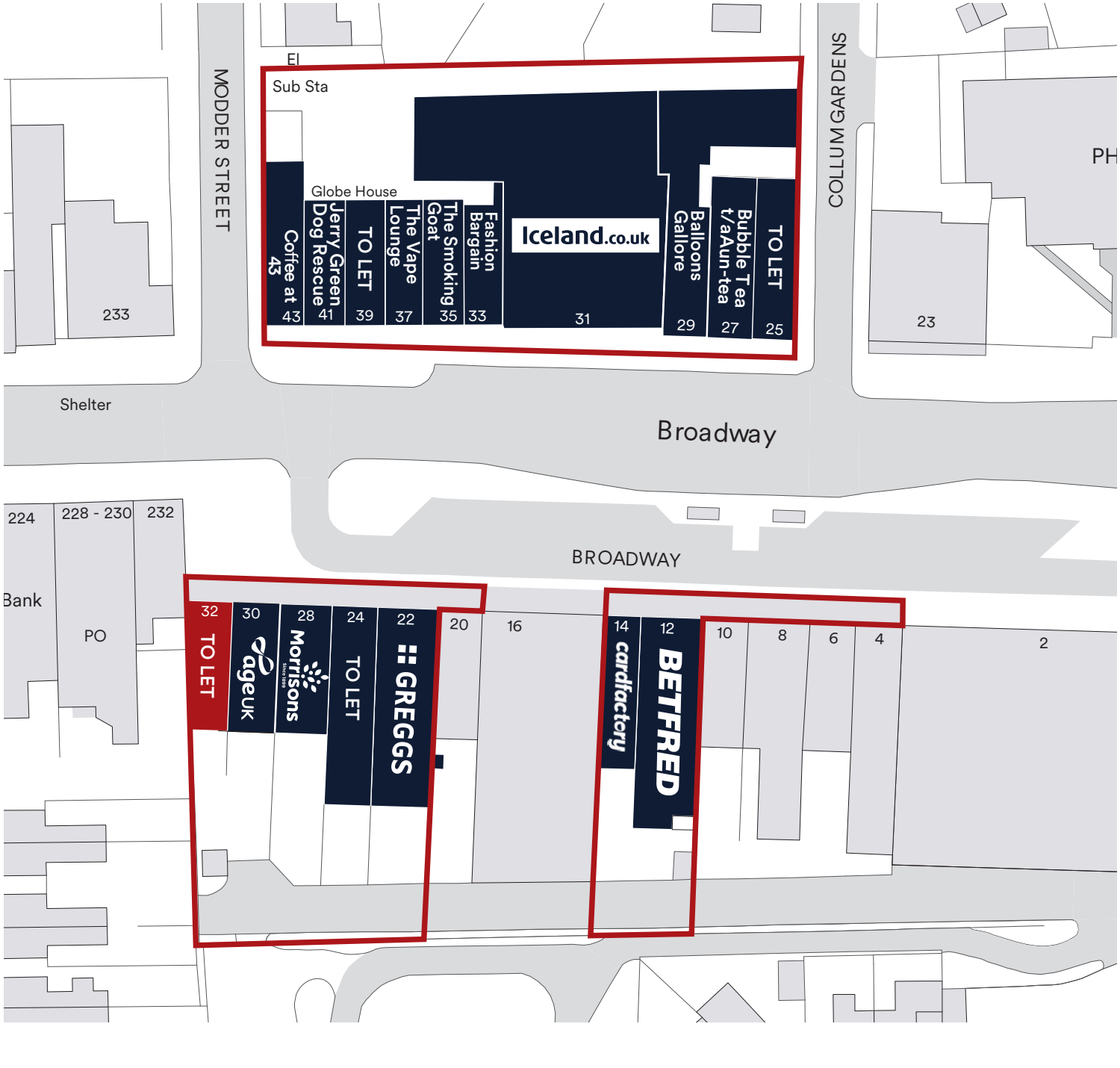
32 Broadway and High Street, Ashby, DN16 2SN

- Prominent roadside location
- On street car parking
- Planning consent for takeaway use

M Core
LCP UK
01384 400123
lcpgroup.co.uk

32 Broadway and High Street, Ashby, DN16 2SN

TO LET









32 Broadway and High Street, Ashby, DN16 2SN

AREAS (approx. NIA)	Sq.ft	Sq.m
Ground Floor	694	64.5
TOTAL	694	64.5

RENT
£15,000 per annum plus VAT.

BUSINESS RATES
Rateable Value: £12,750. 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 £2,941 plus VAT. The Landlord will insure the premises the premiums to be recovered from the tenant.

VAT
Property is VAT elected.

SERVICES
The unit has electricity & gas connected.

ENERGY PERFORMANCE
Further information available upon request.

PLANNING
We believe the property has planning consent for hot food takeaway use (sui generis). It is the incoming tenant's responsibility to verify the permitted use and 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 South side of The Broadway on Ashby High Street with neighbouring/ nearby occupiers including Iceland, Card Factory, Age UK and Greggs.



MISREPRESENTATION ACT. 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 1156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of [statistical] information and there will inevitably be errors in it]. Intending purchasers or tenants should not rely on the particulars in this brochure as statements of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware tha t the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/. LCP's privacy notices that apply to its use of your personal information are at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.

36555 MAY26

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

NEWNS WEBSTER
PROPERTY CONSULTANTS
0113 433 0117
WWW.NEWNSWEBSTER.COM

Richard Webster

07739 680472
rw@newnswebster.com

Matthew Webster

07565 076686
mw@newnswebster.com

M Core
LCP UK



Martin Wade

07503 060206
01384 400123
MWade@lcpproperties.co.uk