

penrose
commercial



To Let

152.09 sq m (1632 sq ft)
(total all floors)

18-20 Broadway
Ashby, Scunthorpe, DN16 2SN

RETAIL



- Excellent retail unit
- 2 floors of storage/potential residential above
- Very busy trading location close to a number of multiple traders
- Ideal for many types of use
- Available on new lease

Location

Ashby is an established residential suburb of Scunthorpe, North Lincolnshire. Adjacent traders include Iceland, Greggs, BetFred, McColls, Card Factory, Home Bargains and many more.

Generous off street parking is available to the front of the unit.

Description

The property consists of excellent ground floor accommodation, part partition by the previous tenant together with rear staff accommodation.

To the first and second floors are additional storage, previously occupied as a residential flat with potential for conversion, subject to any necessary permissions.

Accommodation

Ground Floor

Sales Area (max potential)	5.0m (16'4") x 15.25m (50'0")
Total	76.25 sqm (816 sq ft)
Incorporating Office and Staff W/C	

First Floor

7.42m x 5.11 m
37.92 sqm (408 sq ft) gross

Second Floor

7.42m x 5.11m
37.92 sqm (408 sq ft) gross



Terms

The property is available on a new 5 year lease or longer subject to 5 yearly rent reviews with the tenant being liable for all repairs and reimbursing the insurance premium.

Rent

£16,000 per annum

VAT

VAT is not currently payable

Business Rates

The current Rateable Value is listed as 20 Broadway at £12,500. Interested parties are advised to confirm the accuracy of this figure directly with the local authority before proceeding to lease.

EPC

The ground floor has an EPC rating of C. The upper floors are to be assessed.

Planning

We assume the property is indicated to be consented as Class E use. Prospective tenants should confirm the property is suitable for their use.

Contacts

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August 2024