

112 High Street
Scunthorpe, DN15 6HB

FOR SALE (MAY LET)

Ground floor retail accommodation
with first and second floor storage

Extending to approximately
357.7 sq m (3,785 sq ft) overall

Loading bay/parking at rear
for 2 vehicles

Nearby occupiers include Costa,
William Hill, Lloyds Bank, Sports
Direct and Clintons

**Price & Rent
On Application**



Scotts
01472 267000

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www.scotts-property.co.uk

LOCATION

The property is located towards the north east of the town centre, situated on the pedestrianised section of High Street. As a result of its direct proximity to the town centre, neighbouring occupiers tend to be nationally recognised, including Costa, William Hill, Lloyds Bank, Sports Direct and Clintons, although a number of local retailers are interspersed between them.

DESCRIPTION

Internally, the ground floor provides open plan retail accommodation with an ancillary store, 2x WC's and managers office to the rear. The first floor is accessed via a covered metal staircase and comprises predominantly open-plan storage accommodation, which additionally incorporates a modular chiller and a kitchen, while the second floor provides further storage accommodation.

ACCOMMODATION

Ground Floor	Retail	138.7 sq m	(1,493 sq ft)
	Ancillary	44.3 sq m	(467 sq ft)
First Floor	Store	113.4 sq m	(1,436 sq ft)
Second Floor	Store	61.3 sq m	(660 sq ft)

RATEABLE VALUE

The new occupier will be responsible for the payment of Business Rates at the property. The premises are listed within the Rating List as 'Shop & Premises' with a Rateable Value of £37,500 (Source VOA website), although the premises will require reassessment should a change of use take place / the new occupier may be eligible for Small Business Rates Relief but should make contact with North East Lincolnshire Council for confirmation.

DISPOSAL TERMS

The premises are offered For Sale or may be available To Let on terms to be agreed.

ENERGY PERFORMANCE RATING: D (100)

LEGAL COSTS

In the event of a freehold sale then each party will be responsible for their own legal costs incurred together with any Stamp Duty Land Tax that may be payable.

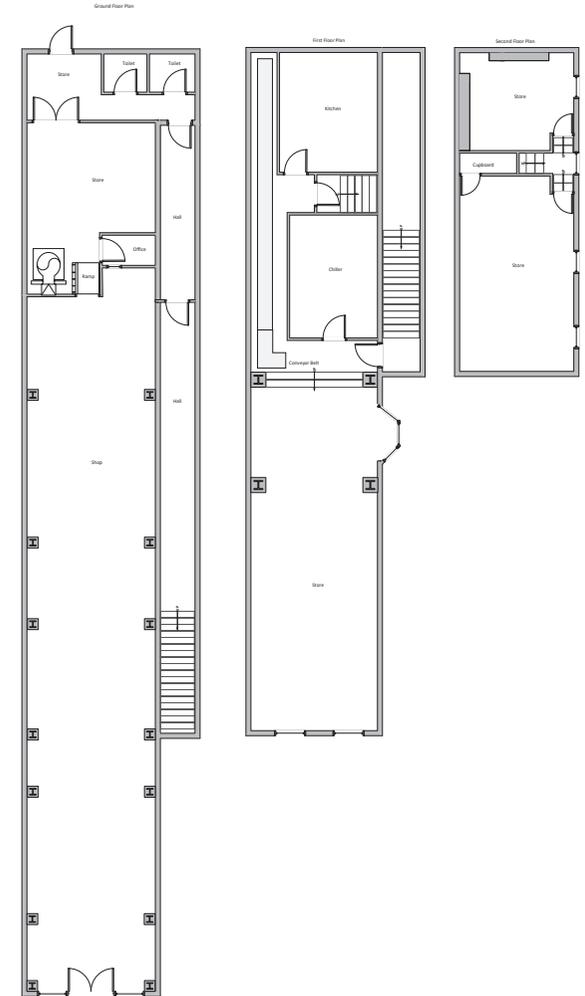
If the premises are let then each party will be responsible for their own costs together with any Stamp Duty Land Tax that may be payable.

FURTHER INFORMATION AND TO VIEW

Contact Kerry Burnett-Cox kerry@scotts-property.co.uk 07749 725316 or Lawrence Brown lawrence@scotts-property.co.uk 07710 312712.

Offices: Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimsby** 12 Town Hall Street, DN31 1HN **CS.6769**

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Not to Scale - For Identification Purposes Only