



# TO LET

Retail unit

## 885 sq.ft

(82 sq.m)

27 Broadway and High Street, Ashby, DN16 2SN

- Prominent roadside Location
- Ground floor retail unit
- Situated on a popular and busy shopping parade
- On Street car parking to the front

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## 27 Broadway and High Street, Ashby, DN16 2SN

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	885	82
<b>TOTAL</b>	<b>885</b>	<b>82</b>

### Description

The unit is situated on a busy retail parade in an established residential area of Ashby, which is a suburb of Scunthorpe.

### Rent

£16,500 per annum plus VAT.

### Rates

Rateable Value £10,250. 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

### Services

The unit has electricity connected.

### Service Charge & Insurance

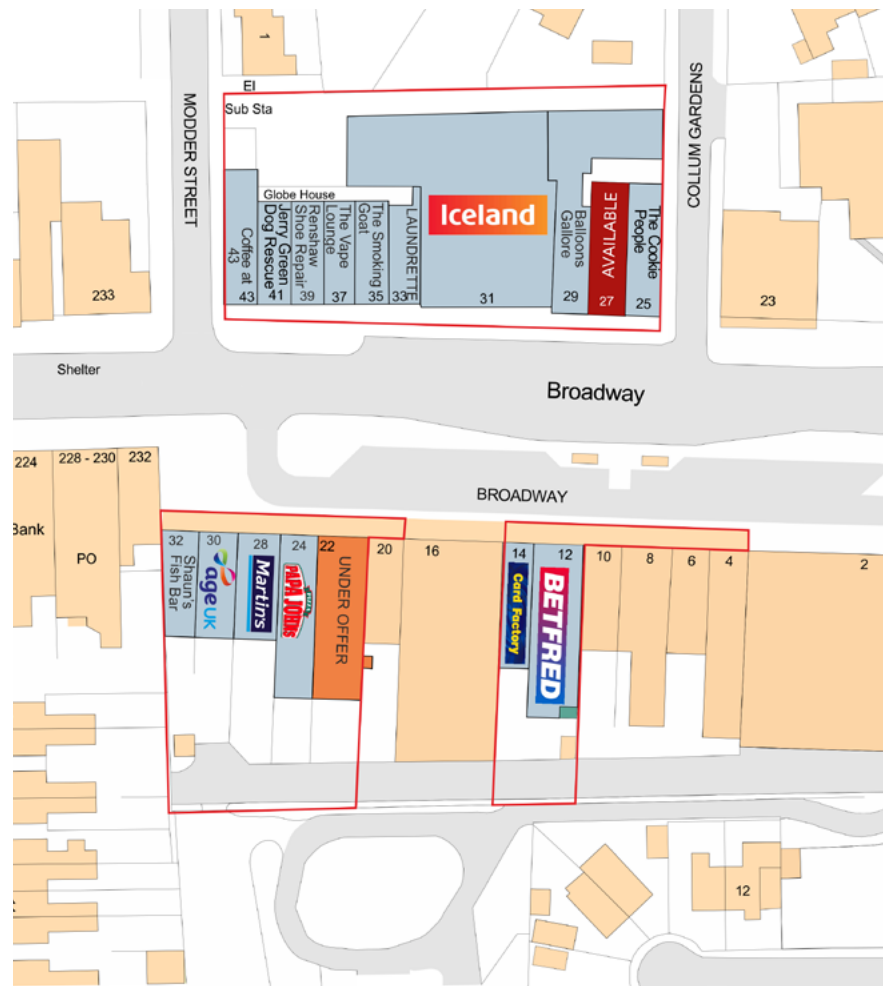
This unit participates in a service charge. The Landlord will insure the premises the premiums to be recovered from the tenant.

### Energy Performance

Unit has an EPC rating of 83 - D. Further information available upon request.

### Planning

We understand that the property has consent for Use Class E. It is the ingoing tenant's responsibility 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.

### Location

The property is located on the north side of The Broadway forming part of Ashby High Street with neighbouring occupiers including Iceland, Home Bargains, Card Factory, Papa John's, Greggs and Poundland

### Viewing

Strictly via prior appointment with the appointed agents:

# Scotts

01724 231214

[www.scotts-property.co.uk](http://www.scotts-property.co.uk)

Lawrence Brown 01724 231214  
lawrence@scotts-property.co.uk



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