



**110 High Street, Scunthorpe, North Lincolnshire, DN15 6HB**  
To Let Ground Floor Town Centre Retail Premises of  
167.2 sq m (1,800 sq ft) approx.



## Summary

- Prime town centre retail premises of 167.2 sq m (1,800 sq ft) approx.
- Would suit a variety of users, subject to consent.
- Available upon a new lease.

## Location

Scunthorpe is the principal commercial centre for North Lincolnshire and benefits from a catchment area of approximately 152,000 people. The area is well situated, being within close proximity to Humberside International Airport, whilst excellent rail links are available to the East Coast Mainline.

The town is situated adjacent to the M180 and M181 motorways, which has excellent links to the national motorway network, regional airports, docks and other substantial conurbations. North Lincolnshire also offers an extensive and readily available labour supply with a variety of manufacturing, production and distribution skills.

The property is situated in a prime position of the town centre on the north side of the pedestrianised High Street with notable neighbouring occupiers including Costa, Primark, Poundstretcher, Halifax, NatWest and Lloyds Bank.



## Description

The property comprises ground floor lockup retail premises, being rectangular in shape and having a clear span retail area with double access doors fronting the High Street together with an ancillary stock room, kitchen, office, store and WC to the rear.

Internally, the property benefits from a suspended ceiling, fitted lighting and air conditioning to the retail area.

Externally, to the rear there is a loading service yard accessed from Chapel Street.

## Accommodation

The property provides the following approximate accommodation which has been measured on a net internal area basis in accordance with the RICS Code of Measuring.

	Sq m	Sq ft
Ground Floor		
Sales Area	122.91	1,323
Ancillary Kitchen, Store and Office	44.31	477
WC	-	-
<b>TOTAL</b>	<b>167.2</b>	<b>1,800</b>

## Terms

The property is available To Let, upon the following Terms and Conditions.

## Rent

From £17,500 per annum, exclusive of rates, VAT (if applicable) and all other outgoings. The rent is to be paid quarterly in advance by bankers order.

## Lease Term

Terms by negotiation.

## Repairs and Insurance

The Tenant will be responsible for all internal repairs and decorations to the demised premises together with the repair/maintenance of the shop front and reimbursement of the annual property insurance premium applicable thereto.

## Business Rates

The Tenant will be responsible for the payment of business rates. The property is currently assessed by way of the following 2023 rating assessment £26,750 (Shop & Premises). The above assessment is subject to the current Uniform Business Rate in the pound. Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority directly.

## Service Charge

The Tenant will be required to contribute to the service charge levied by the Landlord in respect of the future repair, maintenance and upkeep to the common parts of the property.

## EPC

**D76**

A copy of the Certificate and Recommendation Report is available on request.

## Contacts

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