



Unit 2, 9A Cole Street, Scunthorpe, North Lincolnshire,
DN15 6RA

To Let Town Centre Ground Floor Retail Unit of 63.21sq m
(680 sq ft) approx.

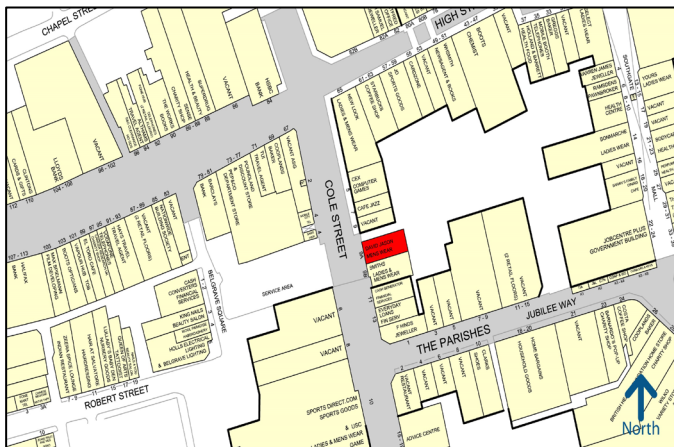


Location

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 on the east side of Cole Street within the main pedestrianised town centre, forming part of The Parishes, with neighbouring occupiers including Sports Direct, Vodafone, Nationwide Building Society, Clarks, Home Bargains, Starbucks, CEX and other national retailers on the neighbouring High Street.



Description

The property comprises a clear span self-contained ground floor retail unit. The retail accommodation benefits from modern powder coated aluminium double glazed windows and doors with electrically operated security shutter, fitted LED lighting, the ceiling has been removed to create a modern retail environment. A WC facility will be installed by the Landlord.

Summary

- Individual town centre retail premises of 63.21 sq m (680 sq ft) approx.
- Popular town centre location.
- To Let by way of a new Lease.

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 Practice.

	Sq m	Sq ft
Unit 2		
Retail Area	63.21	680

Terms

The unit is available To Let, subject to the following terms and conditions.

Rent

	Rent pax
Unit 2 Cole Street	£7,250

The above figure is stated exclusive of rates, VAT (if applicable) and all outgoings. The rent is to be payable quarterly in advance by Bankers Standing Order.

Lease Term

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 and upkeep to the common parts of the property and the repair, maintenance and upkeep of the shop front. reimbursement of the annual insurance premium. The Tenant will also be required to contribute towards the annual insurance premium.

Service Charge

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

Business Rates

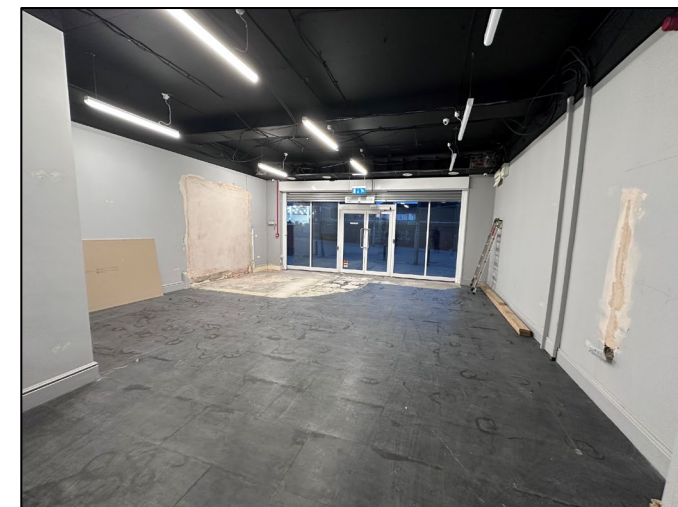
The Tenant will be responsible for the payment of business rates directly to the Local Authority, being North Lincolnshire Council. The premises require to be re-assessed for rating purposes.

Interested parties are recommended to make their own enquiries with regard to business rates liabilities before proceeding with a Lease.

EPC

D86

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



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