



82A High Street, Scunthorpe, North Lincolnshire, DN15 6SA
To Let Ground Floor Town Centre Retail Premises of
151.41 sq m (1,630 sq ft) approx.



Summary

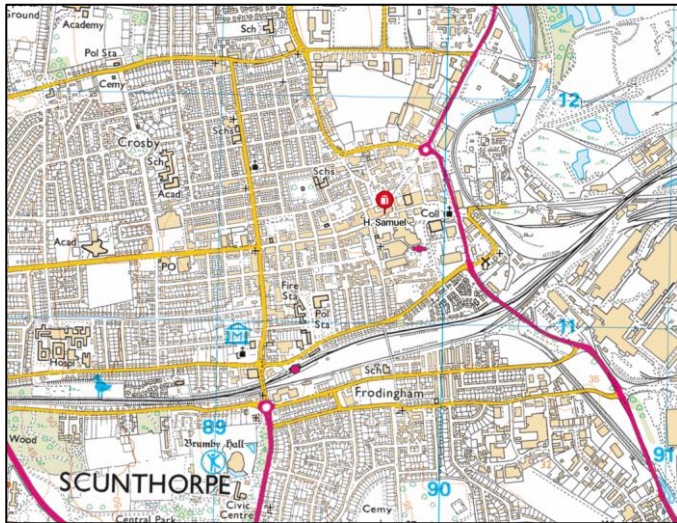
- Prime centre retail premises of 151.41 sq m (1,630 sq ft) approx.
- Would suit a variety of uses, subject to consent.
- Available upon new Lease.

Location

Scunthorpe is the principle 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 pedestrianized High Street, with notable neighbouring occupiers including Starbucks, Primark, JD Sports and Boots.



Description

The property comprises a ground floor retail lock up shop which is rectangular in shape, providing an open plan retail area to the front, together with storage, offices, kitchenette and WC facilities to the rear.

Internally, the property benefits from suspended ceiling incorporating fitted lighting and air conditioning and is accessed by way of double doors to the front elevation which benefit from an external electric security shutter.

Additional accommodation is available to the first and second floor, if required. Further information is available upon request.

Accommodation

The property has been measured on a gross internal area basis in accordance with the RICS Code of Measuring Practice.

	Sq m	Sq ft
Ground Floor		
Retail Area	107.28	1,155
Store	12.02	129
Offices	19.23	207
Kitchenette/Staff Accommodation	12.88	139
Total Accommodation	151.41	1,630

Terms

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

Rent

Price on application.

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 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 £24,000 (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 towards the service charge levied by the Landlord in respect of the future repair, maintenance and upkeep to the common parts of the property.

EPC

C 54

Contacts

Sam Fallowfield

01724 294942 | 07340 518003
sam.fallowfield@pph-commercial.co.uk



Tom Johnson

01724 294940 | 07955 267503
tom.johnson@pph-commercial.co.uk



Date: December 2024 File Ref: 16872



First Floor Prince House, Arkwright Way
Scunthorpe, North Lincolnshire, DN16 1AD
01724 282278 pph-commercial.co.uk

PROPERTY MISREPRESENTATION, MISDESCRIPTION & FINANCIAL SERVICES ACTS

PPH Commercial Limited for themselves and for their clients of this property, give notice that: (i) these particulars are a general outline only and do not constitute the whole or any part of an offer or contract; (ii) PPH Commercial Limited cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use or other details contained herein. Prospective purchasers or tenants must satisfy themselves as to their accuracy; (iii) no employee of PPH Commercial Limited has any authority to make or give any representation or warranty or enter into any contract in relation to the property; (iv) rents or prices quoted in these particulars may be subject to VAT in addition.

