



177-195 High Street, Scunthorpe, North Lincolnshire,  
DN15 6LN

For Sale Part Let Retail/Office Investment  
Current income of £30,000 per annum





## Summary

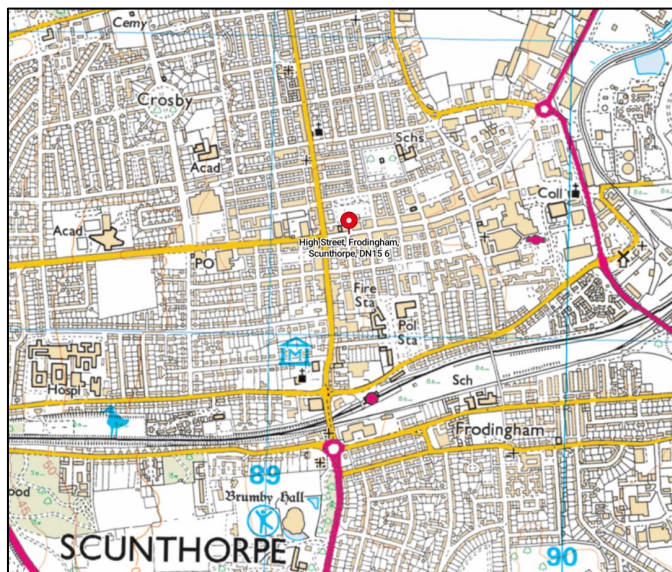
- Freehold part Let investment For Sale.
- Current income of £30,000 per annum.
- Opportunity to develop vacant accommodation.
- Vacant accommodation would suit a variety of retail, office, leisure or potential residential uses, subject to consent.

## 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 and Robin Hood Airport.

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 central location close to the main pedestrianised area of Scunthorpe town centre, having extensive frontage to High Street and also return frontage to Laneham Street.



## Description

**No. 177 – 187** comprises a two-storey former restaurant/bar premises situated in a central location with extensive frontage to High Street and also return frontage to Laneham Street.

Internally the property benefits from a large open plan bar area configured over two levels with a kitchen to the ground floor which incorporates goods lift and ancillary storage areas. The first floor provides separate male and female WC facilities, offices, storage and staff accommodation. The premises require extensive refurbishment and would be suitable for a variety of uses, subject to consent.

**No. 189 – 195** comprises a two storey office premises which is currently divided to provide separate self-contained office accommodation at ground and first floor level.

The ground floor is currently let on an internal repairing and insuring Lease and provides a series of private offices together with reception area and staff facilities.

The first floor is currently vacant and is accessed by a staircase to the rear of the property. The accommodation currently requires full refurbishment and would be suitable for a variety of uses, subject to consent.

## 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
<b>No. 177-187</b>		
Ground Floor	509.10	5,480
First Floor	318.84	3,432
<b>Total Accommodation</b>	<b>827.94</b>	<b>8,912</b>
<b>No.189-195</b>		
Ground Floor	452.49	4,871
First Floor	374.00	4,025
<b>Total Accommodation</b>	<b>826.49</b>	<b>8,896</b>

## Terms

The premises are available For Sale, subject to the following terms and conditions.

## Price

Offers invited.

## Tenure

We are advised that the premises are freehold and subject to the current Occupational Lease of Ground Floor 189-195 to We Are With You (Creditsafe Rating A88) which expires 31<sup>st</sup> August 2028. The passing rent is £30,000 per annum exclusive of rates, VAT and all other outgoings and the Lease is drawn on an internal repairing and insuring basis with the Tenant also being responsible for contributing to the service charge levied in respect of the repair, maintenance and upkeep to the common parts of the property including the external fabric of the building.

The remaining accommodation is currently vacant.

## Business Rates

Verbal enquiries with the Local Authority reveal that the premises currently attract the following 2023 rating list assessments which are subject to the current Uniform Business Rate:

No. 177-187	£45,750 (Public House & Premises)
No. 189-195 (GF)	£28,500 (Offices and Premises)
No. 189-195 (FF)	£13,500 (Offices and Premises)

Interested parties are advised to confirm the accuracy of the above figures by contacting the Local Authority directly and also to ascertain whether transitional relief is applicable to the property or if the rateable value is under appeal.

## EPC

<b>C72</b>	<b>D81</b>
No. 177-187	No. 189-195

## Contacts

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