



To Let

289-291 Ashby High Street, Ashby, Scunthorpe DN16 2RY

- Available on brand new lease terms.
- Large ground floor retail with storage.
- Suitable for variety of uses.
- Situated in prominent position along Ashby High Street.

BARKER
PROPERTY CONSULTANTS

www.barkerproperty.uk



Location & Situation

The property is situated along Ashby High Street within Ashby located south of Scunthorpe. The property is surrounded by various retailers and local businesses along Ashby High Street including Tesco located close by. Goole is a town and port located approximately 27 miles west of Grimsby and 24 miles east of Doncaster.

Description

The property comprises of a large ground floor retail unit complete with an electric roller shutter at the front with kitchenette and W/c facilities located towards the rear. Additionally the property benefits from a large storage area that is accessible from the rear. The entire property is suitable for a variety of retail purposes.

Services

We understand electricity, gas, water, and drainage are connected to the property.

Planning

We understand the property benefits from use class E for the ground floor.

EPC

We understand the EPC for the property is "C".

Accommodation

The ground floor comprises approximately 1,910 sq. ft (177.46 sq. m)

Business Rates/Council Tax

We have been advised the rateable value for the ground floor is £14,500.

Legal Costs

Each party will be responsible for their own legal costs.

VAT

We are advised VAT is not payable at the prevailing rate.

Terms

The ground floor is available on brand new lease terms at an asking rent of £16,500 per annum exclusive.

Viewings are strictly through appointment via us as sole agents.

Contact: Jonathan Barker

T: 01482 753799

M: 07432534668

E: jonathan@barkerproperty.uk

BARKER
PROPERTY CONSULTANTS

www.barkerproperty.uk

Disclaimer: Barker Property Consultants Limited gives notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; (iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; (iv) no employee of Barker Property Consultants Limited has any authority to make or give any representation or warranty or enter into any contract in relation to the property; (v) all rents and prices quoted in these particulars may be subject to VAT in addition.