



# TO LET

Retail Unit

1,336 sq.ft (124 sq.m)

24 Broadway and High Street, Ashby, DN16 2SN

- Prominent roadside location
- On street car parking
- Planning consent for takeaway use

## Hot Food Take Away To Let

UNIT 24  
**1,336 sq.ft**  
124 sq.m

Take away consent but suitable for a variety of uses

### ALL ENQUIRIES

Owned and managed by

**LCP.**  
part of MCore  
01384  
400123

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**Scotts**  
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FOR MORE INFO...

# Morrisons



**LCP.**  
part of MCore

**01384  
400123**



searchlcp.co.uk



# 24 Broadway and High Street, Ashby, DN16 2SN

AREAS (approx. NIA)	Sq.ft	Sq.m
Ground Floor	1,336	124
TOTAL	1,336	124

## RENT

£25,000 per annum plus VAT

## BUSINESS RATES

Rateable Value: £13,250. Interested parties should verify the Rateable Value, the availability of any relief and the actual rates payable with the business rates department of the Local Authority.

## SERVICE CHARGE & INSURANCE

The service charge is currently £4,186 plus VAT. The Landlord will insure the premises the premiums to be recovered from the tenant. The insurance premium is £529.64.

## VAT

Property is VAT elected

## SERVICES

The unit has electricity & gas connected.

## ENERGY PERFORMANCE

Band C (51). Further information available upon request.

## PLANNING

We believe the property has planning consent for hot food takeaway use (sui generis). It is the incoming tenant's responsibility to verify the permitted use and to ensure that their proposed use is acceptable to the Local Planning Authority.

## LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

## DESCRIPTION

The unit is situated on a busy retail parade in an established residential area of Ashby, which is a suburb of Scunthorpe.

## LOCATION

The property is located on the South side of The Broadway on Ashby High Street with neighbouring/nearby occupiers including Poundland, Home Bargains, Card Factory, Age UK and Greggs.



## VIEWING

Strictly via prior appointment with the appointed agents:

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