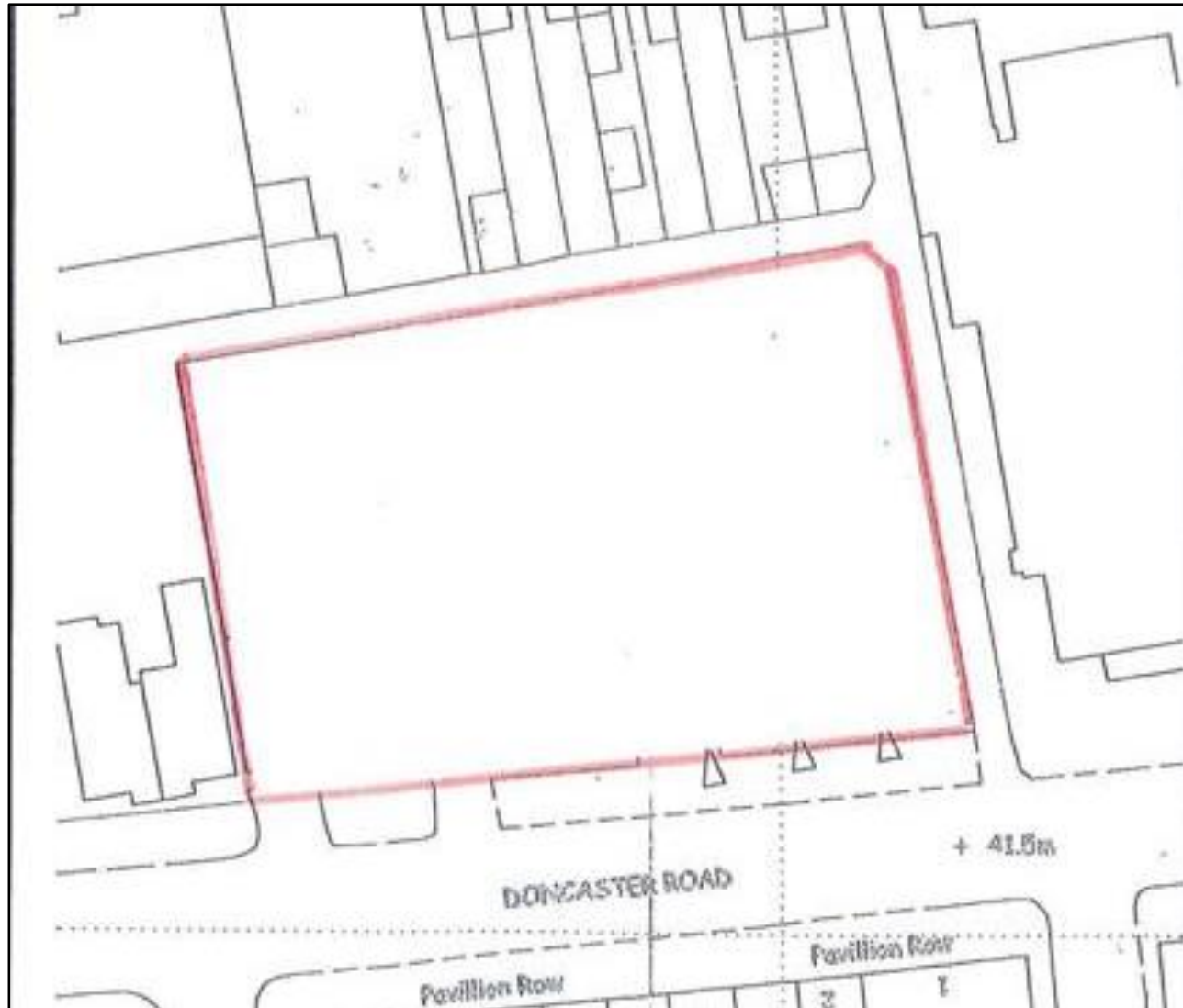


**20-28 DONCASTER ROAD, SCUNTHORPE,
NORTH LINCOLNSHIRE, DN16 3RT**
DEVELOPMENT FOR SALE/TO LET 0.61 ACRES



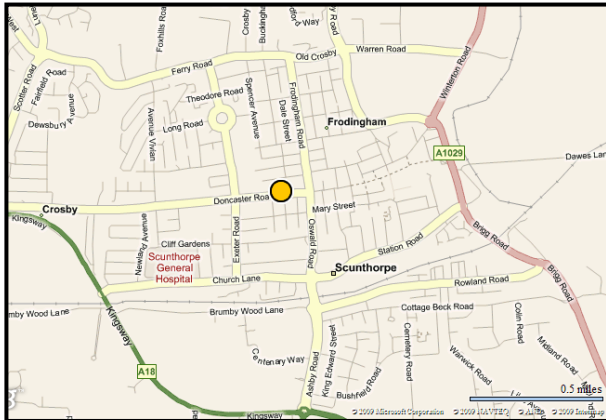
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LOCATION

Scunthorpe is the main commercial centre for North Lincolnshire which has an approximate population of 152,000 residents, although benefits from a much larger catchment area. The town is ideally situated with good road connections to the M181 and M180 motorways which in turn provide access to the national motorway network, Humberside International Airport and also the Humber Bridge thus giving access to the M62 and A63.

The site is situated on the west side of Doncaster Road close to its busy junction with Frodingham Road, Oswald Road and High Street, immediately opposite the Baths Hall leisure facility.



DESCRIPTION

The site comprises of the former workshop and administrative offices of the Scunthorpe Evening Telegraph, which has been demolished to provide a cleared rectangular development site.

The site equates to a total area of 0.61 acres having a 62.5m frontage to Doncaster Road.

	Acres
Site Area	0.61

SUMMARY

- Town centre cleared development site.
- Prominent main arterial road location to the edge of Scunthorpe town centre.
- Suitable for a wide variety of uses, subject to planning.
- Extensive 62.5 metre frontage to Doncaster Road with a site area of 0.61 acres approx.

TERMS

The site is available For Sale or To Let.

Alternatively our client are willing to consider proposed developments on a design and build basis for office, leisure, retail, trade counter, medical uses and/or residential, subject to planning on a freehold or leasehold basis.

RENT/PRICE

By negotiation.

LEASE TERM

By negotiation.

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Date: **October 2017**

File Ref: **6991SI/1**



PROPERTY MISREPRESENTATION, MISDESCRIPTION & FINANCIAL SERVICES ACTS

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