



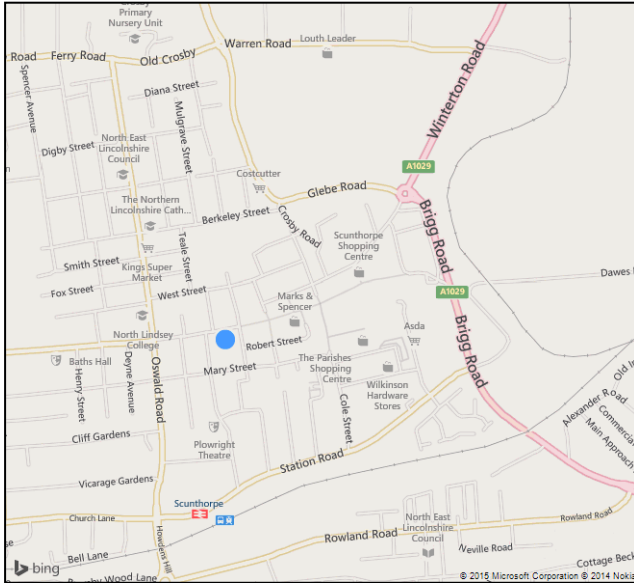
**First Floor, 189-195 High Street, Scunthorpe,
North Lincolnshire, DN15 6LN**
Offices/Storage To Let 374 sq m (4,025 sq ft) approx.



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, whilst excellent rail links are available to the East Coast Mainline, which in turn offers a regular service to London and to the international freight head at Wakefield Europort. 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 located on the south side of the High Street close to its junction with Laneham Street, forming part of the main retailing area of Scunthorpe town centre.



Summary

- Substantial town centre premises.
- Close to pedestrianized area.
- Next to Abacus Bar.
- Ground floor let to CRI.
- First floor approx. 374 sq m (4,025 sq ft).
- Suitable for various uses (subject to p.p).

Description

The property comprises first floor space suitable for a variety of uses subject to planning permission.

The first floor requires refurbishment works.

Whilst no allocated parking is provided, on street parking is available immediately outside the premises on the High Street and also on nearby side streets, together with a number of car parks in close proximity.

Accommodation

The accommodation briefly comprises (all areas are approximate and have been measured on a Net Internal basis);

	Sq m	Sq ft
FIRST FLOOR	374	4,025

Terms

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

Rent

£8,000 per annum exclusive of rates, VAT (if applicable) and all other outgoings payable quarterly in advance by standing order.

Repairs & Insurance

The Tenant will be responsible for all repairs and decorations to the demised premises together with the reimbursement of the annual insurance premium applicable thereto.

Business Rates

The Tenant will be responsible for the payment of rates. Verbal enquiries with the Local Charging Authority, reveal that the property has a 2023 rateable value of £13,500 for the first floor.

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

A copy of the Certificate and Recommendation Report is available on request.

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Contacts

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