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# TO LET

Ground Floor Retail Unit  
668 sq.ft (62 sq.m)

**41 Broadway, Ashby High Street, Ashby, Scunthorpe, North Lincolnshire DN16 2SN**

- Prominent roadside location
- Ample glazed frontage
- Other tenants include The Card Factory, Heron Frozen Foods, Hunters, Papa John's

## DESCRIPTION

The property comprises a ground floor retail premises set in the middle of an established retail park with additional rear storage, kitchen and disabled compliant WC. The property benefits from an external security shutter together with ramped access, various suspended ceilings incorporating fitted lighting, laminate flooring together with air conditioning and fire/security alarms.

## LOCATION - DN16 2SN

Scunthorpe 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.

The property is located on the north side of The Broadway forming part of Ashby High Street, being a secondary retail location with notable neighbouring occupiers including Home Bargains, Greggs, Iceland and Wilko.

## AREAS

(approx. NIA)

	Sq.ft	Sq.m
UNIT 41	688	62

## SERVICE CHARGE & INSURANCE

This unit participates in a service charge scheme. The Landlord will insure the premises the premiums to be recovered from the tenant.

## ENERGY PERFORMANCE

Further information available upon request.

## PLANNING

It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

## REFERENCES & LEGAL COSTS

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



## VIEWING

Strictly via prior appointment with the appointed agent:



[pph-commercial.co.uk](http://pph-commercial.co.uk)

Duncan Willey  
01724 294946  
07710 344602  
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**41 Broadway, Ashby High Street, Ashby Scunthorpe, North Lincolnshire DN16 2SN**

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