

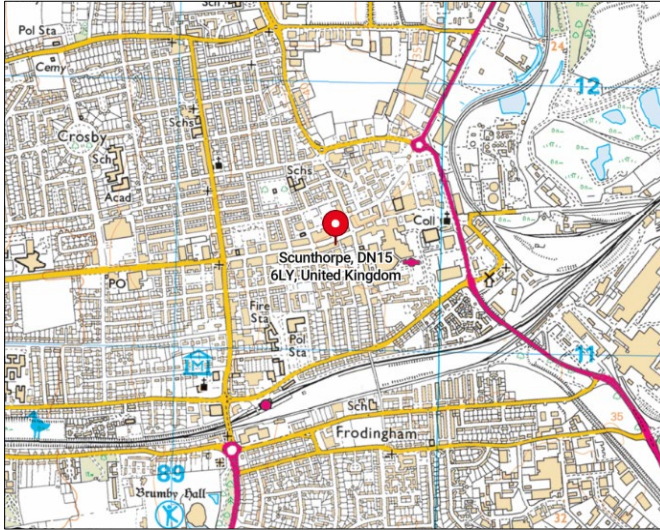


81 High Street, Scunthorpe, North Lincolnshire, DN15 6LY
To Let Self-Contained Retail/Office Premises of
331.26 sq m (3,566 sq ft) approx.



Summary

- Three storey retail/office premises totaling 331.26 sq m (3,566 sq ft) approx.
- Popular primary retail location in a pedestrianised area.
- Would suit a variety of uses, subject to consent.
- Conveyed with vacant possession upon completion.



Location

Scunthorpe is the principle 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, whilst excellent rail links are available to the East Coast Mainline.

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 situated on the south side of the pedestrianised area of Scunthorpe High Street with return frontage to Belgrave Square. The locality benefits from notable neighbouring occupiers including HSBC, Cooplands, Lloyds Bank, Superdrug, Primark and many others.

Description

The subject premises comprise a three storey former bank premises of masonry construction and is surmounted by a pitched slate tiled roof.

The property features versatile ground floor retail accommodation which is currently divided to provide open plan retail area together with ancillary staff accommodation which includes circulation area, a private office and two secure strongrooms that could potentially be suitable for storage purposes.

The upper floors provide a variety of open plan and private offices which would be suitable for a variety of uses, together with WCs and a kitchen.

Internally, the property benefits from suspended ceilings incorporating mixed LED and fluorescent lighting, air conditioning, and three-phase electricity.

Accommodation

The property provides the following approximate accommodation which has been measured on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice.

	Sq m	Sq ft
Ground floor		
Retail Area	133.86	1,441
Offices/Stores	31.03	334
First floor		
Offices and Staff Accommodation	137.18	1,477
WCs	-	-
Second floor		
Offices/Storage	29.19	313
Total Accommodation	331.26	3,566

Terms

The property is available For Sale/To Let, subject to the following terms and conditions.

For Sale

Price

Price on application.

Tenure

We are advised that the premises are freehold and will be conveyed with vacant possession upon completion.

To Let

Rent

Price on application.

Lease Term

By negotiation.

Repairs and 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 Purchaser/Tenant will be responsible for the payment of business rates. The property is currently assessed by way of the following 2023 rating assessment £53,000 (Shop & Premises). The above assessment is subject to the current Uniform Business Rate in the pound. Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority directly.

EPC



Contacts

Sam Fallowfield

01724 294942 | 07340 518003
sam.fallowfield@pph-commercial.co.uk



Tom Johnson

01724 294940 | 07955 267503
tom.johnson@pph-commercial.co.uk



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First Floor Prince House, Arkwright Way
Scunthorpe, North Lincolnshire, DN16 1AD
01724 282278 pph-commercial.co.uk

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