

Sampson Moore

PROPERTY INVESTMENT CONSULTANTS

PRIME RETAIL UNIT TO LET

1074 sq ft approx. total area

95 HIGH STREET

SCUNTHORPE, DN15 6LY



RENT: £10,000 pa

- 622 sq ft sales plus 452 sq ft ancillary.
- Prime position in centre of the pedestrianised High Street.
- Near to Hays Travel, Boots Opticians and Lloyds Bank.
- Occupation available from September 2026.

Botts Green Hall · Coleshill · Birmingham B46 2NZ

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LOCATION

The property is prominently located on the central part of the southern side of High Street. Other occupiers in the street include Lloyds Bank, Superdrug, Poundland, Hays Travel and Boots Opticians. The property lies a short walk from the Foundry and Parishes shopping centres. Parking is available in the West Street car park on the other side of the High Street.

DESCRIPTION

The property comprises a retail unit on ground and first floor. A WC is situated towards the rear of the ground floor. Rear access is available to the side street behind.

ACCOMMODATION

Internal width	12'5"	3.78m
Depth	54'10"	16.71m
Ground floor shop (ITZA 391 sq ft 36.3 sq m)	622 sq ft	57.8 sq m
Rear store	116 sq ft	10.8 sq m
First floor	336 sq ft	31.2 sq m

RATING ASSESSMENT

Rateable value £15,250 (rates payable @ 43.2p £6,588, 2026/27)

TERMS

The property is available on a new repairing and insuring lease, for a term to be agreed.

RENT

£10,000 pa (plus VAT)

EPC rating

E (105).

LEGAL COSTS

Each party to bear their own legal costs.

FURTHER INFORMATION

Please contact:

Stephen Moore at Sampson Moore, Botts Green Hall, Coleshill, Birmingham, B46 2NZ

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SUBJECT TO CONTRACT AND EXCLUSIVE OF VAT



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