



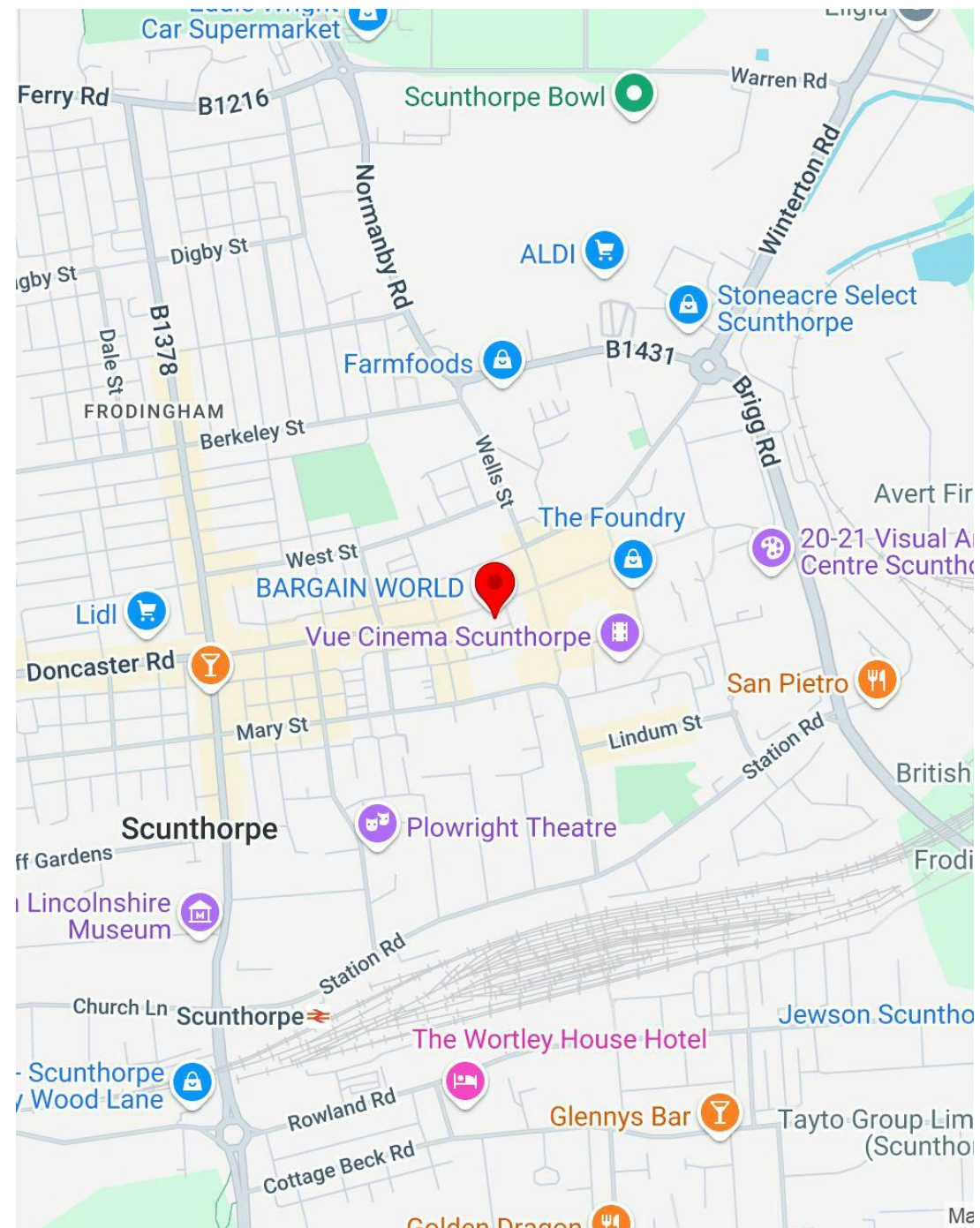
DESCRIPTION

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.



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.



81 High Street, Scunthorpe, DN15 6LY



PRICE

Price on application

TO ARRANGE A VIEWING, PLEASE CONTACT



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