

**12-18 DUNSTALL STREET, SCUNTHORPE,
NORTH LINCOLNSHIRE, DN15 6LF
DUE TO RELOCATION**

INDUSTRIAL TO LET 795.7 SQ M (8,562 SQ FT)



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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 and Robin Hood Airport.

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 north side of Dunstall Street close to its junction with High Street and Mary Street to the northern periphery of Scunthorpe town centre.

DESCRIPTION

The property comprises an end of parade two storey retail property consisting of three properties which have been fully interconnected to provide a large ground floor retail area with ancillary retail, warehouse and office accommodation to the rear together with two separate staircases providing access to the first floor accommodation which is currently vacant but could be refurbished as office or potential residential accommodation, subject to obtaining appropriate consent.

SUMMARY

- Substantial retail town centre retail premises of 795.7 sq m (8,562 sq ft) approx.
- Would suit a variety of retail, office or possible leisure uses, subject to consent.
- Opportunity to convert first floor to residential or alternative uses, subject to consent.
- Available to lease or purchase due to relocation.



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	148.62	1,599
Rear Sales	46.36	499
New Showroom	70.94	763
Office/Admin Area	29.09	313
Rear Warehouse	99	1065
Kitchen & Staff Facilities	10.89	117
WC	-	-
TOTAL	404.90	4,357
First Floor		
Vacant Accommodation	390.80	4,205
TOTAL ACCOMMODATION	795.7	8,562

TERMS

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

FOR SALE - PRICE

£225,000, subject to contract and exclusive of VAT, if applicable.

TENURE

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

TO LET - RENT

£17,500 per annum, exclusive of VAT (if applicable) and all other outgoings. The rental will be payable quarterly in advance by banker's order.

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 property insurance premium.

BUSINESS RATES

The Purchaser/Tenant will be responsible for the payment of business rates. Verbal enquiries with the Local Authority reveal that the property currently attracts a 2017 rating list as £21,000 (Shop & Premises), which is subject to the current Uniform Business Rate in the pound. 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

E119

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

CONTACTS



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PROPERTY MISREPRESENTATION, MISDESCRIPTION & FINANCIAL SERVICES ACTS

PPH Commercial Limited for themselves and for their clients of this property, give notice that: (i) these particulars are a general outline only and do not constitute the whole or any part of an offer or contract; (ii) PPH Commercial Limited cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use or other details contained herein. Prospective purchasers or tenants must satisfy themselves as to their accuracy; (iii) no employee of PPH Commercial Limited has any authority to make or give any representation or warranty or enter into any contract in relation to the property; (iv) rents or prices quoted in these particulars may be subject to VAT in addition.

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