

# TO LET

Unit 2 Glebe Park  
Glebe Road  
Scunthorpe  
DN15 6AF

**Andrew Miller**

Chartered Surveyors

**0114 236 2340**

[CommercialPropertySurveyors.com](http://CommercialPropertySurveyors.com)



## Retail Unit - 4,363 sq ft

(Consideration will be given to splitting the unit)

### LOCATION

The property is situated on Glebe Park, which is a retail and trade counter development located circa ¼ mile to the north of the town centre. The park is occupied by a number of national retailers including Farmfoods, BedWorld and Johnstone's Decorating Centre. Close-by are Halford's Auto Centre, Topps Tiles, CEF, Plumb Centre, Aldi and Wickes.

Scunthorpe is located 28 miles west of Grimsby and Immingham and 27 miles east of Doncaster. Via the A18 the town centre is approximately 5 miles from Junction 3 of the M180, which in turn links to the M18, the A1(M) and M1 motorways.

### DESCRIPTION

The property comprises a retail unit of steel portal frame construction with profile metal clad elevations. The unit has roof lights providing natural light and an electrically operated roller shutter door. A new glass display window is to be installed. Internally, the property is open plan with a rear staff area, kitchen and WC.

Externally, the unit has use of the shared car parking areas.

## ACCOMMODATION

The unit is 4,363 sq ft, but can be split in two sections one measuring 2,320 sq ft and the other 2,043 sq ft. Measurements are on a net internal floor area basis.

## TERMS

The unit is available by way of a new lease on full repairing and insuring terms at a rental in the region of £43,630 per annum, plus vat and service charge.

## ENERGY PERFORMANCE CERTIFICATE

The current EPC rating for the property is C – 73. A copy is available on request.

## RATEABLE VALUE

The current rateable value for the property is £36,250

## VIEWING

By prior appointment with the sole agent – [andrew@commercialpropertysurveyors.com](mailto:andrew@commercialpropertysurveyors.com)



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