

N-TEA ROADMAP

BEGAN

in its journey in
ing bubble tea
only to friends,
ly, and we saw
rocket as more
fell in love with
ours offerings.

**MARCH
2023**

IT'S OFFICIAL

As the demand continued to
grow, we reinvested into a
commercial location at 4 Colburn
Lane, Ashby. Despite ongoing
renovations, loyal and new
customers keep coming back,
making our shop a bustling hub
of bubble tea lovers.

STRONG

is now become a
ished business,
sirely all bubble
We continue to
shop, enhancing
e for our valued
and exciting
surprises.

PRESENT

**BIGGER AND
BETTER**

A new store is
promising even
surprises. Stay
grand opening in
have in store for you.

RE



thecookiepeople.co.uk

01724 640747

OPEN

TO LET

Retail Unit

985 sq.ft (91.5 sq.m)

25 Broadway and High Street, Ashby, DN16 2SN

- Prominent corner roadside location
- On street car parking
- Suitable for a range of uses

LCP.
part of MCore

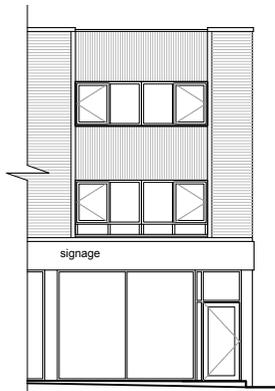
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searchlcp.co.uk

25 Broadway and High Street, Ashby, DN16 2SN

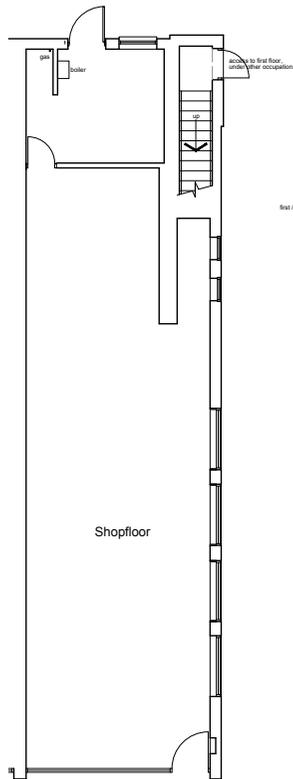
TO LET



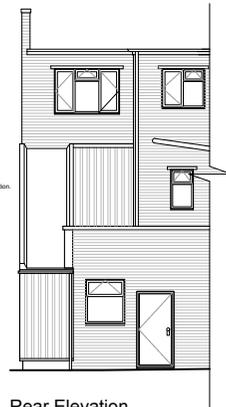
Front Elevation



Side Elevation



Ground Floor Plan



Rear Elevation



25 Broadway and High Street, Ashby, DN16 2SN

AREAS (approx. NIA)	Sq.ft	Sq.m
Ground Floor	985	91.5
TOTAL	985	91.5

RENT

£15,000 per annum plus VAT

BUSINESS RATES

Rateable Value: £10,500. Interested parties should verify the Rateable Value, the availability of any relief and the actual rates payable with the business rates department of the Local Authority.

SERVICE CHARGE & INSURANCE

The service charge is currently £2,109 plus VAT. The Landlord will insure the premises the premiums to be recovered from the tenant. The insurance premium is £362 pax.

VAT

Property is VAT elected.

SERVICES

Electricity and water supplies are laid on with drainage to main sewer.

ENERGY PERFORMANCE

Band C (55). Further information available upon request.

PLANNING

Retail Use (Class E) but suitable for a variety of uses (Subject to Planning).

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

DESCRIPTION

The unit is situated on a busy retail parade in an established residential area of Ashby, which is a suburb of Scunthorpe.



LOCATION

The property is located on the North side of The Broadway on Ashby High Street with neighbouring/nearby occupiers including Iceland, Card Factory, Age UK and Greggs.

VIEWING

Strictly via prior appointment with the appointed agents:

Scotts
01724 231214
www.scotts-property.co.uk

Lawrence Brown

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lawrence@scotts-property.co.uk



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