



"The Queens" 123 Roland Road Scunthorpe DN16 1TE

TO LET



- Fully refurbished
- Potential convenience store
- Potential for other uses.
- Sales area 163.7 m² (1,761 ft²)
- Store & kitchenette 17.4 m² (187 ft²)
- Toilet & basement store
- Shared rear car park
- **Incentives available**

Reduced to £15,000 p.a.
(£1,250.00 per month)
Was £18,000 p.a.

neal@cravenwildsmith.co.uk

41 Nether Hall Road | Doncaster | DN1 2PG

Registered in England No. 07062547

01302 36 86 86

www.cravenwildsmith.co.uk



cravenwildsmith
Residential & Commercial Property Professionals



Location

An a popular residential area, with easy access to the railway station and close to Scunthorpe General Hospital, the pods fitness centre and swimming pool and central park. The location is shown below.

Business Rates

The **property is currently not in the rating list**. This information was obtained from an inspection of the VOA website in December 2016

Code of leasing practice:

The Code for Leasing Business Premises in England and Wales 2007 recommends you seek professional advice prior to committing to take a property. The code can be obtained from the agent or downloaded from www.leasingbusinesspremises.co.uk

Viewing - For viewings & further information contact: Craven Wildsmith on: **01302 36 86 86** E-mail: neal@cravenwildsmith.co.uk

Offer Procedure:

To make an offer on this property, simply telephone or call into our office and supply us with the relevant details, which will be passed on to our client. Please note in order to advise our clients regarding any offer received, we will need to establish your ability to proceed, which may include financial qualification by an Independent Referencing Company.

Money Laundering:

The Money Laundering Regulations 2007 require Craven Wildsmith to formally identify parties to a transaction. Both landlords and prospective tenants will be required to provide proof of identity this can be a passport or photo driving licence AND proof of residential address normally a recent fixed utility account (not mobile phone) or bank statement showing the name and address of the individual.

Terms:

The property is available by way of a **new 3 year lease or longer**. The tenant shall be responsible for the cost of insurance, all repairs, decorations and a proportion of the cost of maintaining any common parts. **Rental Deposit:** A rental deposit may be required. **Legal Costs:** **The ingoing tenant to be responsible for all legal costs incurred within this transaction**

Energy Performance Certificate (EPC):

The property has an energy performance asset rating of 111 putting it in band E. A copy of the certificate and recommendations report is available on request. An EPC is required for virtually all properties that are to be let or sold, if you require an EPC please ask us for more information.

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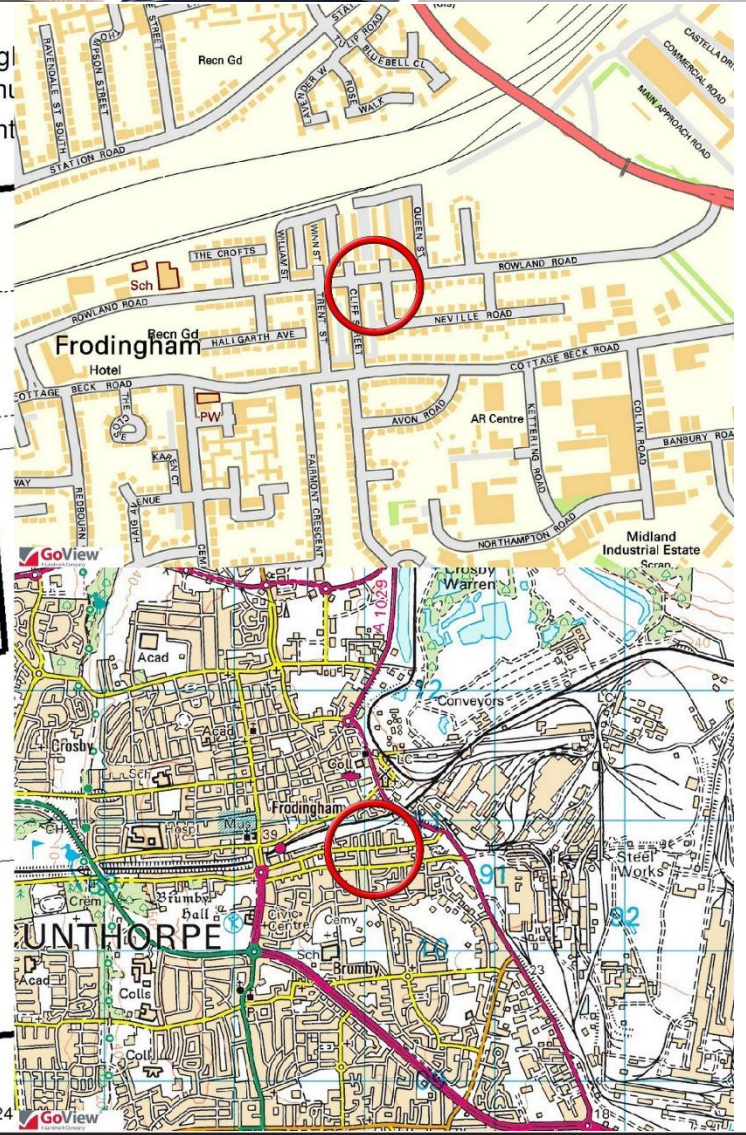
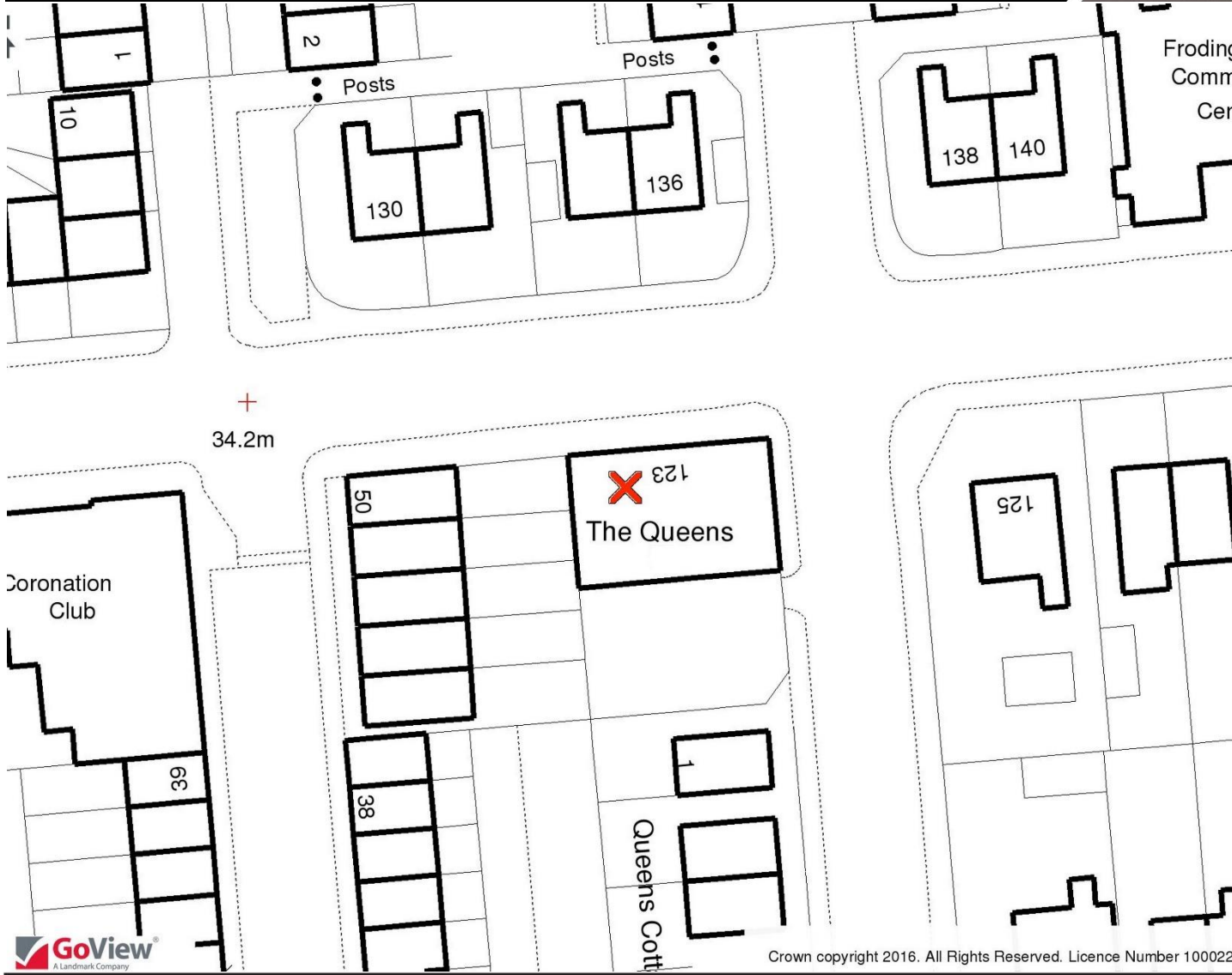
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Description & Accommodation.

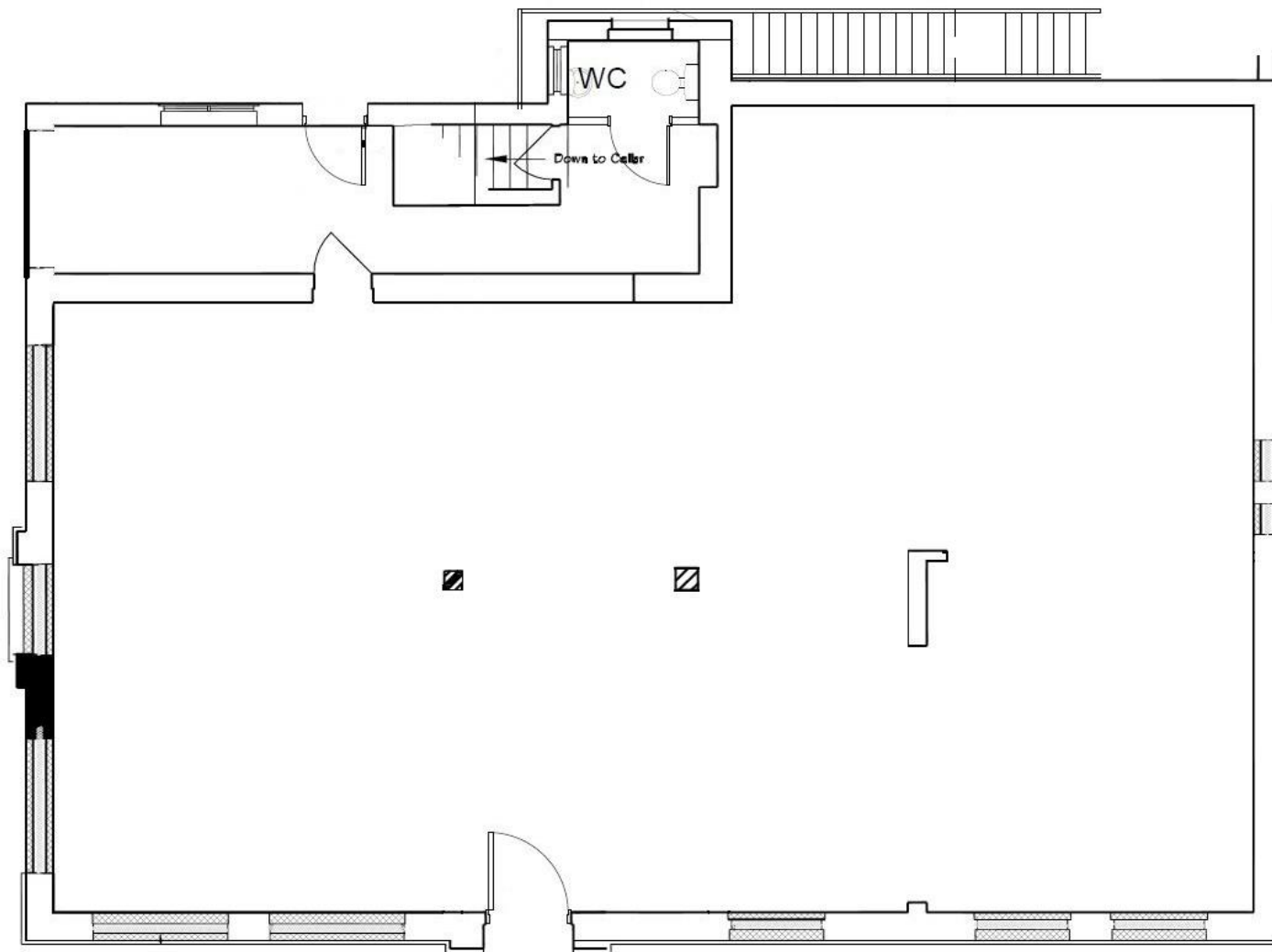
The property has just been refurbished to a high standard.

It comprises a primarily open sales area with tiled floor and suspended ceiling incorporating inset diffused fluorescent lighting.

To the rear is a store area with side roller shutter door for loading, secure rear pedestrian door single drainer sink and base unit. Beyond the store is a WC with wash hand basin. Stairs lead from the rear store to the basement.

Outside to the rear is a carpark with one allocated space.

NOTE: No services or equipment has been tested





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HOW WE CAN HELP YOU.

Craven Wildsmith advise both Landlords and tenants. We can do everything from finding a property to selling it and everything between. Are you **looking for a property** to occupy or as an investment, we have a **property finding service** for residential and commercial properties for both occupation and investment.

Once you have found the property you need to determine if it is the right one. We offer pre purchase or pre tenancy advice including **surveys, valuations and reports on condition**. **Tenants need to take advice before signing a lease; it can save £100,000s' at the end of the lease.**

Do you have a property or portfolio to MANAGE? Craven Wildsmith specialise in the letting and management of all types of RESIDENTIAL & COMMERCIAL property. During the term of the lease many types of issues arise including rent reviews, landlord and tenant disputes, dis-repair, rent payment difficulties etc. At the end of a lease we can help with renewal of the lease to the existing tenant or vacation of the property including dealing with any dilapidation (disrepair) or other outstanding issues. We can then **SELL OR LET the property as Craven Wildsmith** – we specialise in the sale and letting of most types of commercial property.

Even if you are not buying or renting from Craven Wildsmith call us on 01302 36 86 86 to discuss how we can help you.

Disclaimer –Craven Wildsmith, any joint agents and their clients give notice that:

1. The information contained in these particulars is made without the responsibility and do not constitute the whole or any part of an offer or contract.
2. Any description, image, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission or approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title deeds or any other information set out in these particulars or otherwise provided shall not be relied on as statement or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property.
3. No employee of Craven Wildsmith has any authority to make or give any representation or warranty rising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospect purchase or letting including in respect of any resale potential or value at all.
4. Price or rent maybe subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.
5. Except in respect of death or personal injury caused by the negligence of Craven Wildsmith or its employees or agents, Craven Wildsmith will not be liability, whether in negligence or otherwise howsoever for any loss from the use of these particulars or any information provided in respect of the property safe to the extent that any statement or information has been made or given fraudulently by Craven Wildsmith.
6. In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists impression or architects drawings or specification or scope of works or amenities, infrastructure or services, or information concerning views, character or appearance and timing concerning availability or occupation and the prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and Craven Wildsmith shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.