

**FORMER RIFT BAR, 177-187 HIGH STREET, SCUNTHORPE,  
NORTH LINCOLNSHIRE, DN15 6LN**

**LEISURE/RETAIL TO LET 827.94 SQ M (8,912 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 situated in a central location close to the main pedestrianised area of Scunthorpe town centre, having extensive frontage to High Street and also return frontage to Laneham Street.

## DESCRIPTION

The property comprises a two storey former restaurant/bar premises which benefits from an A4 planning consent that also enables the property to be utilised for Use Classes A1 (Retail), A2 (Financial & Professional Services) and A3 (Restaurants & Cafes) uses. The premises are situated in a central location with extensive frontage to High Street and also return frontage to Laneham Street.

Internally the property benefits from a large open plan bar area configured over two levels with a kitchen to the ground floor which incorporates goods lift and ancillary storage areas. The first floor provides separate male and female WC facilities, office storage area and staff accommodation.

Externally the premises benefits from an outside sheltered terrace area for seating/smoking to the front elevation.

## SUMMARY

- Total accommodation 1,010 sq m (10,877 sq ft).
- Would suit a variety of retail, office and leisure uses, subject to consent.
- Available for immediate occupation.

## 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	509.1	5,480
First Floor	318.84	3,432
<b>Total Accommodation</b>	<b>827.94</b>	<b>8,912</b>

## TERMS

The unit is available To Let, subject to the following terms and conditions.

## RENT

£68,500 per annum, exclusive of VAT (if applicable), business rates and all other outgoings. The rental will be payable quarterly in advance by banker's order. The property is registered for VAT.

## 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 property insurance premium applicable thereto.

## BUSINESS RATES

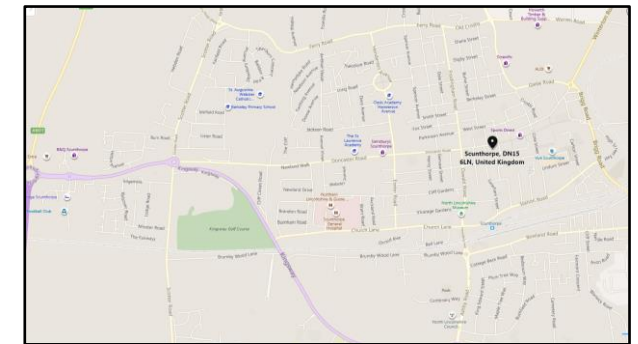
The Tenant will be responsible for the payment of business rates. Verbal enquiries with the Local Authority reveal that the property currently attracts a 2017 rating list assessment of £72,000 (Public House & Premises), which is subject to the current Uniform Business Rate in the pound.

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

C74

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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