



Express Cleaners, 247 Ashby High Street
Scunthorpe, Lincolnshire, DN16 2SQ

£95,000

Details

- For Sale
- Established Dry Cleaning Business
- Excellent location retail location
- Ground Floor shop
- Excellent equipment
- Rear Parking
- Leasehold shop
- Rent £7500 pax
- Shop 671 sqft (62.3 sqm)





Location



Overview

An excellent opportunity to purchase this established Dry Cleaning business within the prominent leasehold ground floor shop. The property is located within the established Ashby High Street which is a busy High Street within a busy superb of Scunthorpe. The high street is close to a densely populated area.



Location

The property is situated in a prominent position on Ashby High Street which is with the Ashby superb of Scunthorpe which is the principal commercial centre for North Lincolnshire and benefits from a catchment area of approximately 152,000 people. Ashby is one of the most populated areas of the town. The area is well situated, being within close proximity to Humberside International Airport and Doncaster Sheffield 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.

ACCOMMODATION

The property comprises a ground floor shop which includes an overall floor area of 671 sqft (62.3 sqm). The property as the main counter, dry cleaning area and kitchen and WC to the rear, with rear access to yard with parking for 2 cars. The business is being sold with full fixtures and fittings. A full inventory is available from the agents.



PLANNING

The property has an established use as a dry cleaners. This now falls within use class E under the planning changes in 2020.

SERVICES

Mains electricity, water, gas and drainage are connected.

TENURE

The property is offered by way of an assignment of an existing lease dated September 2025. The present rent is £7500 pax. The incoming tenant will be responsible for the legal costs of both the landlord and tenant in connection with the assignment

RATEABLE VALUE

The property has a rateable value of £6700

CEPC

A CEPC rating A (20)

LEGAL COSTS

The incoming tenant is to be responsible for the landlord and assignors legal costs



VAT

The price and rent are exclusive of VAT if applicable

LOCAL AUTHORITY

North Lincolnshire Council

Tel 01724 297000

VIEWINGS

Contact Pygott & Crone Commercial

36a Silver Street

Lincoln

LN2 1EW

Tel 01522 536777



Ashby High Street, Scunthorpe, DN16

Ground Floor Net Internal Area = 671 sq ft / 62.3 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS3 Commercial). © nlcocom 2025. Produced for Pygott & Crone. REF: 1387849



Express Cleaners, 247 Ashby High Street, Scunthorpe
is marketed through our Commercial office

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