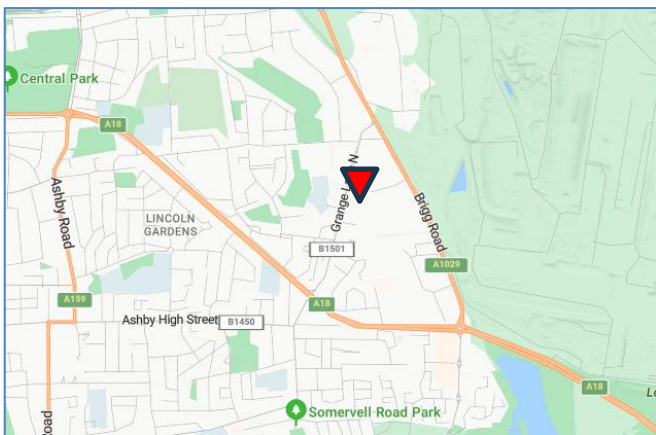




Grange Lane North, Scunthorpe, North Lincolnshire, DN16 1BT

TOTAL AREA: 3,785 SQ. FT (351.55 SQ.M) on 0.23 Ha (0.58 Acres)



NMRK.COM/UK

LOCATION

The property is located adjacent to the B1501 Grange Lane North, within an established industrial area. Scunthorpe town centre lies approximately 1.25 miles to the north west, with access to the M180 motorway around 5 miles to the south east.

Nearby occupiers are a mix of local and national including Draytons Auto Centre, Toyota and Mariner Gas Services.

DESCRIPTION

The subject comprises a former tyre & exhaust garage with workshop, storage, ancillary areas and reception:

- Single vehicular access / egress point
- Open parking / yard to front and side
- Steel portal frame construction (with additional brick extension to the rear)
- Mezzanine used for tyre storage
- 2 vehicle access doors
- Dedicated customer reception / trade counter

SCHEDULE OF ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and provide a gross internal area of: 351.55 sq m (3,785 sq ft) plus mezzanine of 61.22 sq m (659 sq ft).

The site extends to a total of approximately 0.23 ha (0.58 acres).

EPC

EPC Rating D (81)

BUSINESS RATES

Rateable Value - £18,250 (1st April 2026)

Description - Workshop and Premises

TENURE / TERMS

The property is available on a long leasehold basis. The lease term is for 99 years, expiring in 2063 at a ground rent of £6,000pa (subject to review in 2028).

Offers over £90,000 are invited for the long leasehold interest.

VIEWING & FURTHER INFORMATION

By appointment through the sole agents, Newmark Gerald Eve LLP.

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NEWMARK

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Particulars issued June 2026.