



**25 Ravendale Street North, Scunthorpe  
DN15 6NJ  
Offers Around £72,000**

Bella Properties bring to the market FOR SALE or TO LET this A1/A2 category retail property on Ravendale Street in Scunthorpe.

SALE PRICE; £72,000

RENTAL PRICE; £6,000 PER ANNUM

Located on a street containing a bustling cafe/restaurant area close to the high street and benefitting from on-street public parking directly outside, this two storey terraced single fronted retail premises briefly comprises of: On the ground floor: main shop area to the front and large ancillary storage area to the rear, on the first floor is an additional office/storage room, staff facilities and kitchen. To the rear of the property is parking space for 1 vehicle.

Floor Area Approximately 119 sqm


EPC Rating D

Gas Central Heating



**Disclaimer**

The information displayed about this property comprises a property advertisement and is an illustration meant for use as a guide only. Bella Properties makes no warranty as to the accuracy or completeness of the information.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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