

SCUNTHORPE

LSU2 B

THE PARISHES SHOPPING CENTRE

PROMINENT UPPER LEVEL UNIT TO LET



LOCATION

The Parishes Shopping Centre, which opened in 2002, is now established as a principal part of Scunthorpe's prime retailing area. Situated between the town's new integrated bus station, 690 space multi-storey car park and the traditional prime High Street the Parishes is anchored by **Wilkinson** and **Home Bargains**.

The excellent tenant mix includes **Costa Coffee**, **Clarks**, **Cooplands**, **F Hinds Jewellers** and **Shoe Zone**.

LSU2 B is situated above **Fulton's Foods** and is accessed via a walkway opposite the entrance to **Vue Cinema**.

ACCOMMODATION

The premises comprise the following approximate dimensions and net floor areas:

Internal Width	29'6"	8.99 m
First Floor Sales	3,157 sq ft	293.29 sq m

RENT

Offers in the region of £25,000 per annum exclusive are invited.

COSTS

Each party to bear its own legal, professional and any other costs incurred in the transaction.

RATES

We are verbally advised the property is assessed as follows:-

Rateable Value (2017)	£ 18,000.00
UBR (2018/2019)	48.0p
Estimated Rates Payable (2018/2019)	£ 8,640.00

For further details visit www.voa.gov.uk or contact the local Rating Authority. The Rates Payable may be subject to small business and/or transitional relief.

VAT

Unless otherwise stated all prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

VIEWING & FURTHER INFORMATION

Please direct all enquiries to the sole letting agents:-

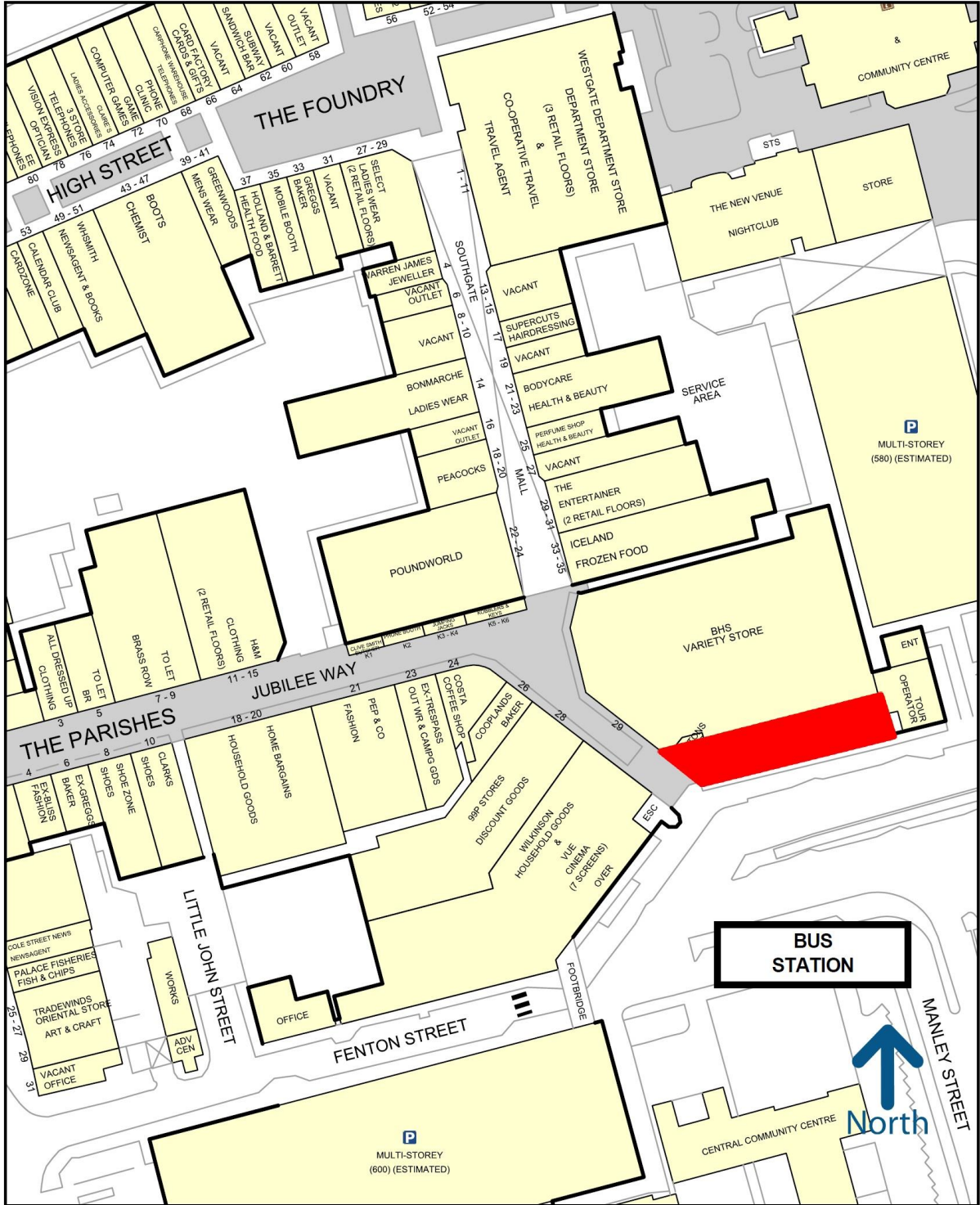
Jason Oddy D: 0113 383 3759
E: jason.oddy@brassrow.co.uk

John Birtwistle D: 0113 383 3758
E: john.birtwistle@brassrow.co.uk

Or our joint letting agents:

John Lane of Tienda (tel: 07779 081874)

SUBJECT TO CONTRACT



50 metres

Experian Goad Plan Created: 11/10/2016
Created By: Brassington Rowan



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