

SCUNTHORPE

13 COLE STREET THE PARISHES SHOPPING CENTRE

FULLY FITTED RETAIL 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**.

13 Cole Street is situated between **Cash Generator** and **Hinds Jewellers**.

ACCOMMODATION

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

Internal Width	21'6"	6.55 m
Shop Depth	44'0"	13.41 m
Ground Floor Sales	953 sq ft	88.54 sq m
First Floor Ancillary	944 sq ft	87.70 sq m

LEASE

New EFRI lease for a term of years to be agreed at a commencing rent of **£35,000 pa** exclusive of rates, service charge, insurance and VAT.

RATES

We are advised the property is assessed as follows:-

Rateable Value (2017)	£ 21,250.00
UBR (2018/2019)	48.0p
Estimated Rates Payable (2018/2019)	£ 10,200.00

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.

COSTS

The incoming tenant is to be responsible for all legal costs, stamp duty and VAT incurred in the transaction.

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 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 & VACANT POSSESSION



Experian Goad Plan Created: 21/12/2017
Created By: Brassington Rowan



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