

SCUNTHORPE

5 JUBILEE WAY

THE PARISHES SHOPPING CENTRE

PRIME 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**.

5 Jubilee Way is situated close to **Clarks** and **Home Bargains**.

ACCOMMODATION

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

Internal Width	23'9"	7.24 m
Shop Depth	53'2"	16.20 m
Ground Floor Sales	1,231 sq ft	114.36 sq m
First Floor Ancillary	1,154 sq ft	107.21 sq m

LEASE

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



RATES

Verbal enquiries indicate the following assessment:-

Rateable Value (2017)	£ 30,000.00
U.B.R. (2018/2019)	48.0p
Estimated Rates Payable (2018/2019)	£ 17,602.03

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 ingoing 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.

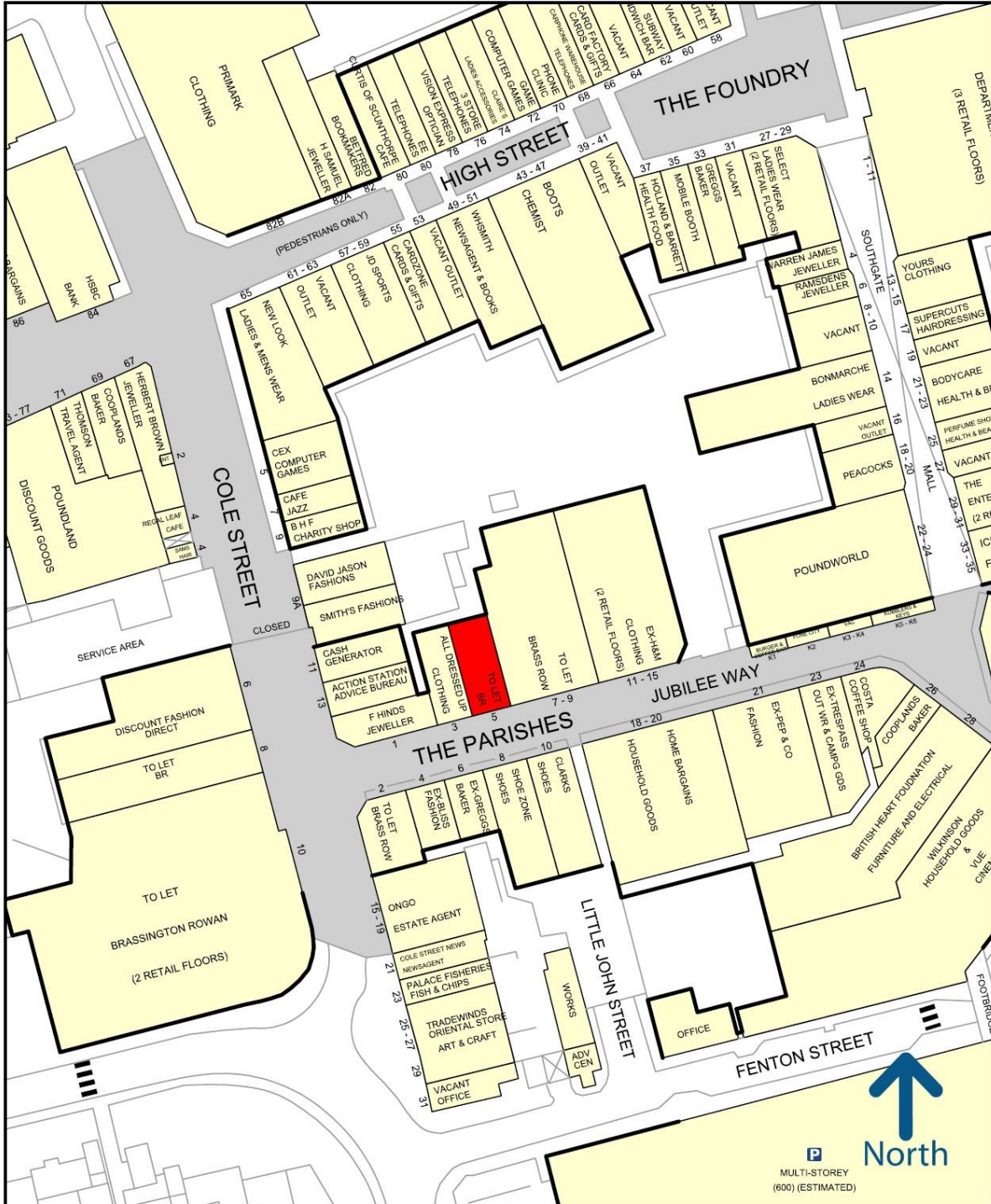
VIEWING & FURTHER INFORMATION

Please direct all enquiries to the joint agents:-

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SUBJECT TO CONTRACT



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



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