

SCUNTHORPE

10 COLE STREET THE PARISHES SHOPPING CENTRE

**c.42,000 sq ft
FULLY FITTED STORE TO LET
(WOULD SPLIT)**



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**.

10 Cole Street represents a rare opportunity to secure a flagship anchor store. Situated prominently at the junction of Cole Street and Mary Street, LSU1 lies close to **Hinds Jewellers**, **Shoe Zone** and **Clarks**.

The property also benefits from direct access to a **surface car park** immediately to the rear.

ACCOMMODATION

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

Ground Floor Sales	20,964 sq ft	1,947.56 sq m
First Floor Sales	20,844 sq ft	1,936.41 sq m

The premises may be capable of subdivision, to discuss the options please contact Brassington Rowan.

LEASE

New 15 year EFRI lease incorporating 5 yearly upward only rent reviews at a commencing rent of £270,000 (only **£6.50 psf**) pa exclusive.

RATES

We are advised the property is assessed as follows:-

Rateable Value (2017)	£ 223,000.00
UBR (2018/2019)	49.3p
Estimated Rates Payable (2018/2019)	£ 126,179.85

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

