

SCUNTHORPE

7/9 JUBILEE WAY THE PARISHES SHOPPING CENTRE



FULLY FITTED & SUBSTANTIAL PRIME 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**.

7/9 Jubilee Way is situated adjacent to **H&M** and opposite **Clarks** and **Home Bargains**.

ACCOMMODATION

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

Ground Floor Sales	5,472 sq ft	508.35 sq m
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LEASE

New lease for a term of years to be agreed at a commencing rent of £99,000 per annum exclusive.

COSTS

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

RATES

We are advised the property is assessed as follows:-

Rateable Value (2017)	£ 72,000.00
UBR (2018/2019)	49.3p
Estimated Rates Payable (2018/2019)	£ 42,947.48

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.

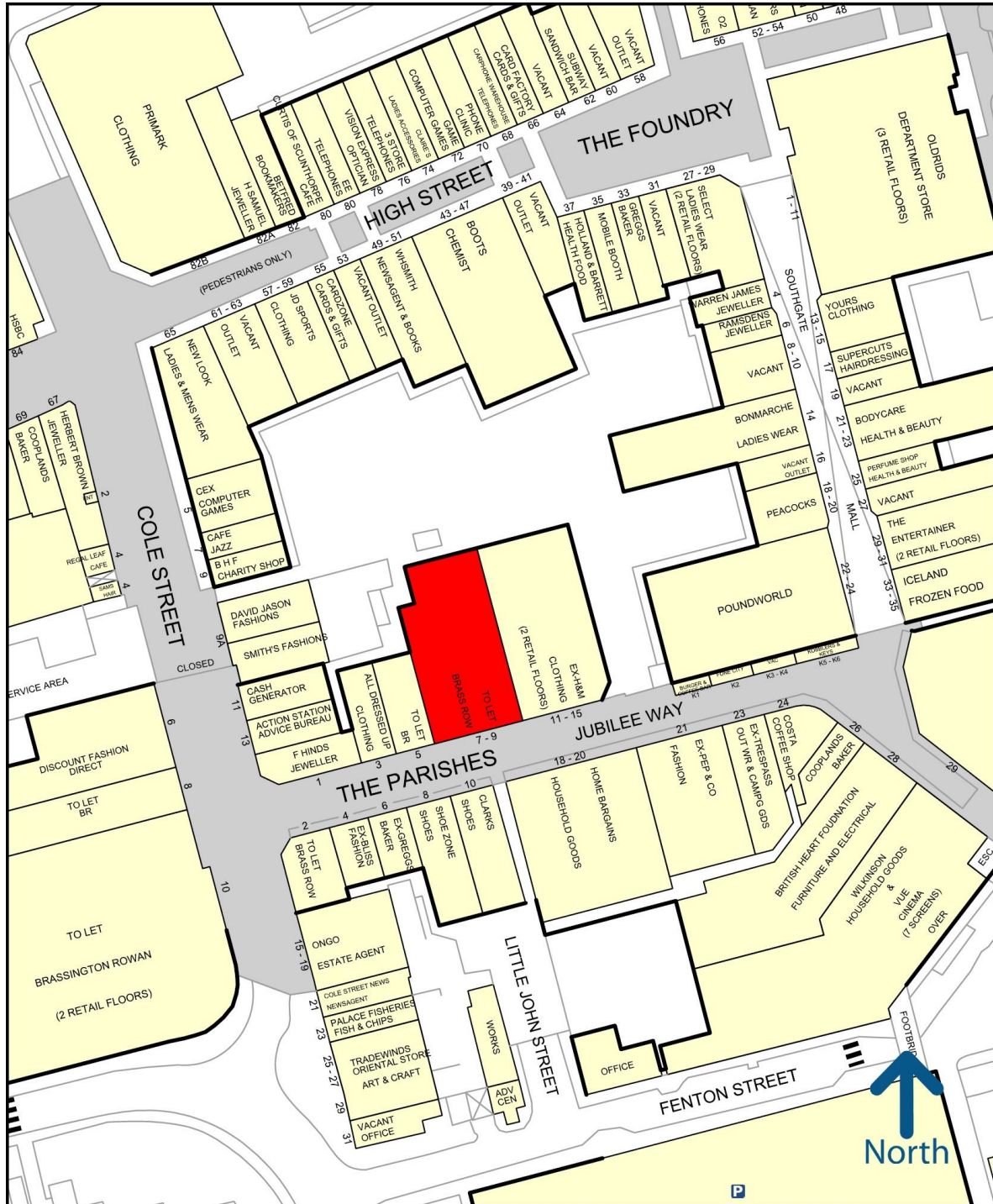
VIEWING & FURTHER INFORMATION

Please direct all enquiries to the sole agents:-

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SUBJECT TO CONTRACT & VACANT POSSESSION



50 metres

Experian Goad Plan Created: 22/12/2017
Created By: Brassington Rowan



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