

## SCUNTHORPE

### 21/22 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**.

21/22 Jubilee Way is situated adjacent to **Home Bargains**.

#### ACCOMMODATION

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

Internal Width	54'6"	16.61 m
Shop Depth	85'4"	26.01 m
Ground Floor Sales	4,640 sq ft	431.07 sq m

#### LEASE

New lease for a term of years to be agreed at a commencing rent in the region of **£ 70,000 p.a.** exclusive of rates and service charge.

#### COSTS

The incoming 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)	£ 64,000.00
U.B.R. (2018/2019)	49.3 p
Estimated Rates Payable (2018/2019)	£ 37,981.04

For further details visit [www.voa.gov.uk](http://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 joint agents:-

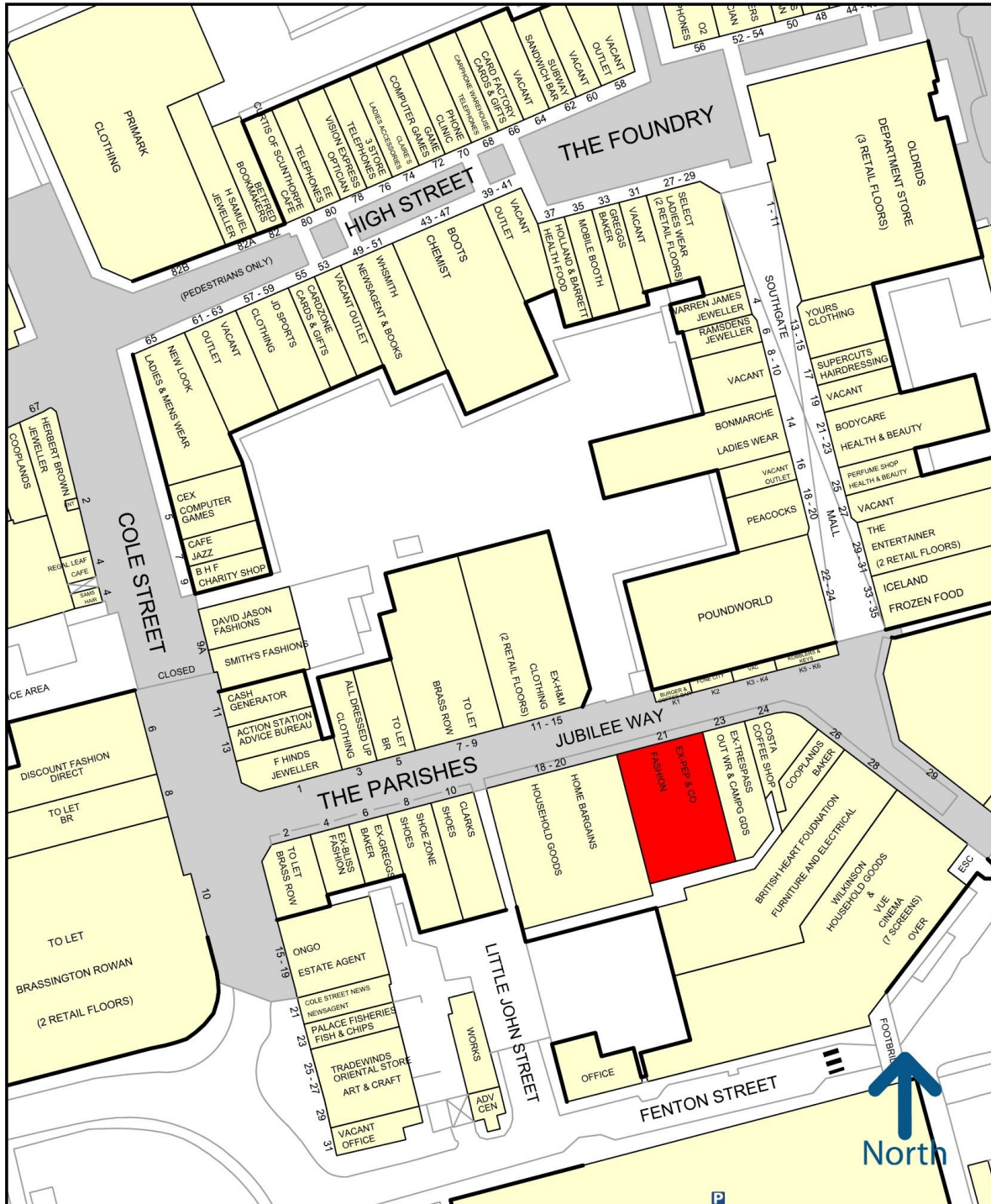
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Or our joint letting agents:

John Lane of Tienda (tel: 07779 081874)

**SUBJECT TO CONTRACT**



50 metres

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



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