

SCUNTHORPE

3 JUBILEE WAY

THE PARISHES

SHOPPING CENTRE

PRIME UNIT TO LET

LOCATION

The Parishes Shopping Centre is an established part of Scunthorpe's prime retailing area. Situated between the towns integrated bus station, 600+ space multi-storey car park and the traditional prime High Street the Parishes is anchored by **St John's Market, Wilkinson, Home Bargains** and a **1500 seat Vue Cinema**. **Sportsdirect** have chosen The Parishes for a new 41,800 sqft hybrid store incorporating **USC, Evans Cycles** and **GAME**.

3 Jubilee Way occupies a prime location within The Parishes with its excellent tenant mix including **Costa Coffee, Clarks, Cooplunds, F Hinds Jewellers** and **Shoe Zone**.

ACCOMMODATION

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

Internal Width	23'11"	7.29 m
Shop Depth	53'01"	16.16 m

Ground Floor Sales	1,246 sq ft	115.76 sq m
First Floor Ancillary	1,161 sq ft	107.86 sq m

Nb. There is potential to combine the property with 5 Jubilee Way adjacent to create a unit of c. 2,500 sqft with c.2,300 sqft at first floor

LEASE

New lease for a term of years to be agreed at a commencing rent in the region of **£27,500 pa** exclusive of rates and service charge.

SUBJECT TO CONTRACT



RATES

Verbal enquiries indicate the following assessment:

Rateable Value (2017)	£ 29,500.00
U.B.R. (2020/2021)	49.9p
Estimated Rates Payable (2020/2021)	£ 14,720.50
Estimated payable with Retail Relief	£ NIL

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.

SERVICE CHARGE

We are advised the on account service charge for the year ending 31 December 2020 is £4,300 + VAT.

COSTS

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

VAT

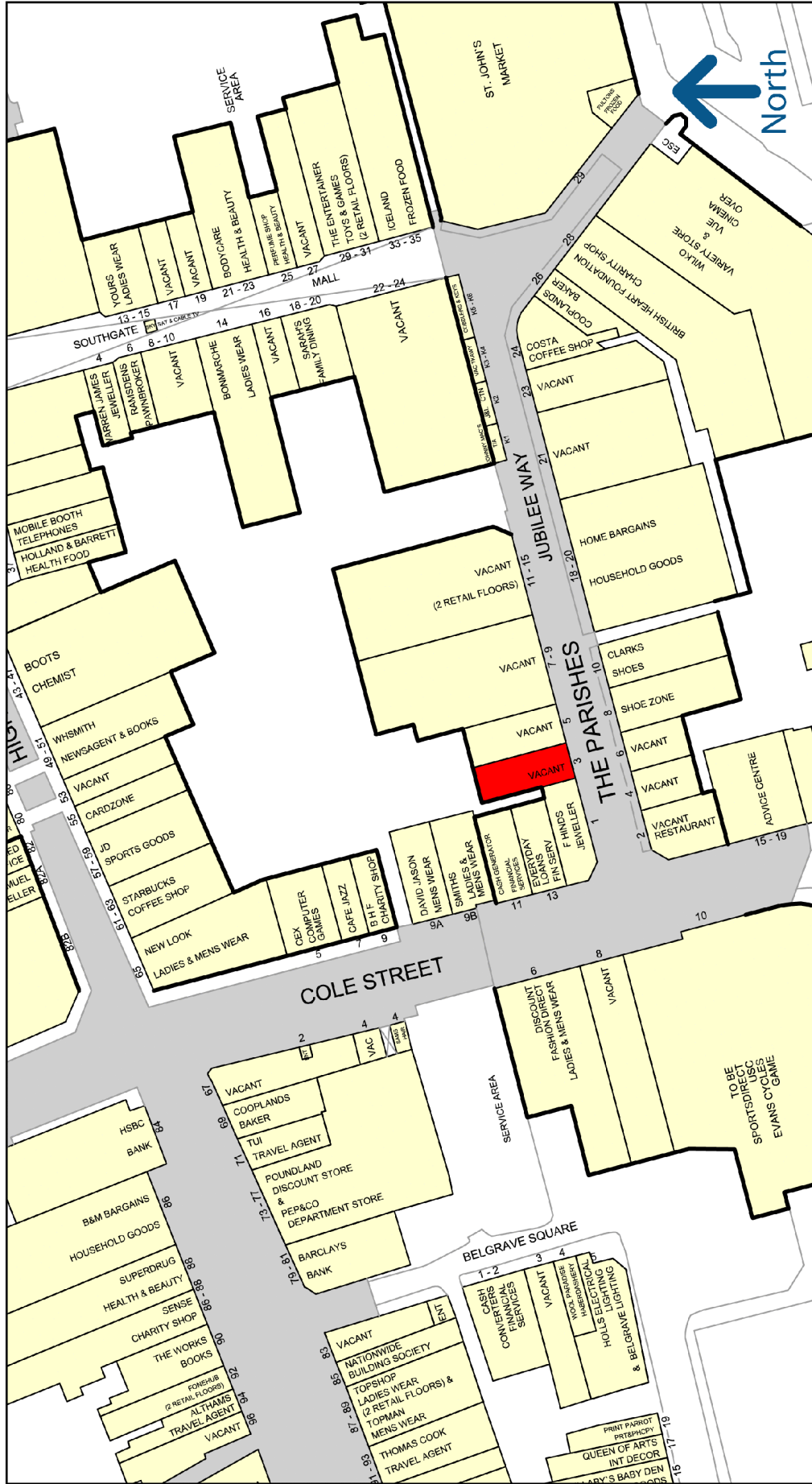
Unless otherwise stated all prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

VIEWING & FURTHER INFORMATION

Please direct all enquiries to the agents:

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