

SCUNTHORPE

3 JUBILEE WAY

THE PARISHES

SHOPPING CENTRE

SUBSTANTIAL RENT REDUCTION

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 |

LEASE

New lease for a term of years to be agreed at a commencing rent of **£14,950 per annum exclusive** of rates and service charge (substantially reduced from £27,500 per annum).

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating is Band C(68). A copy of the EPC is available for inspection if required.



RATES

We are advised the property is assessed as follows:

| | |
|--------------------------------------|-------------|
| 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.

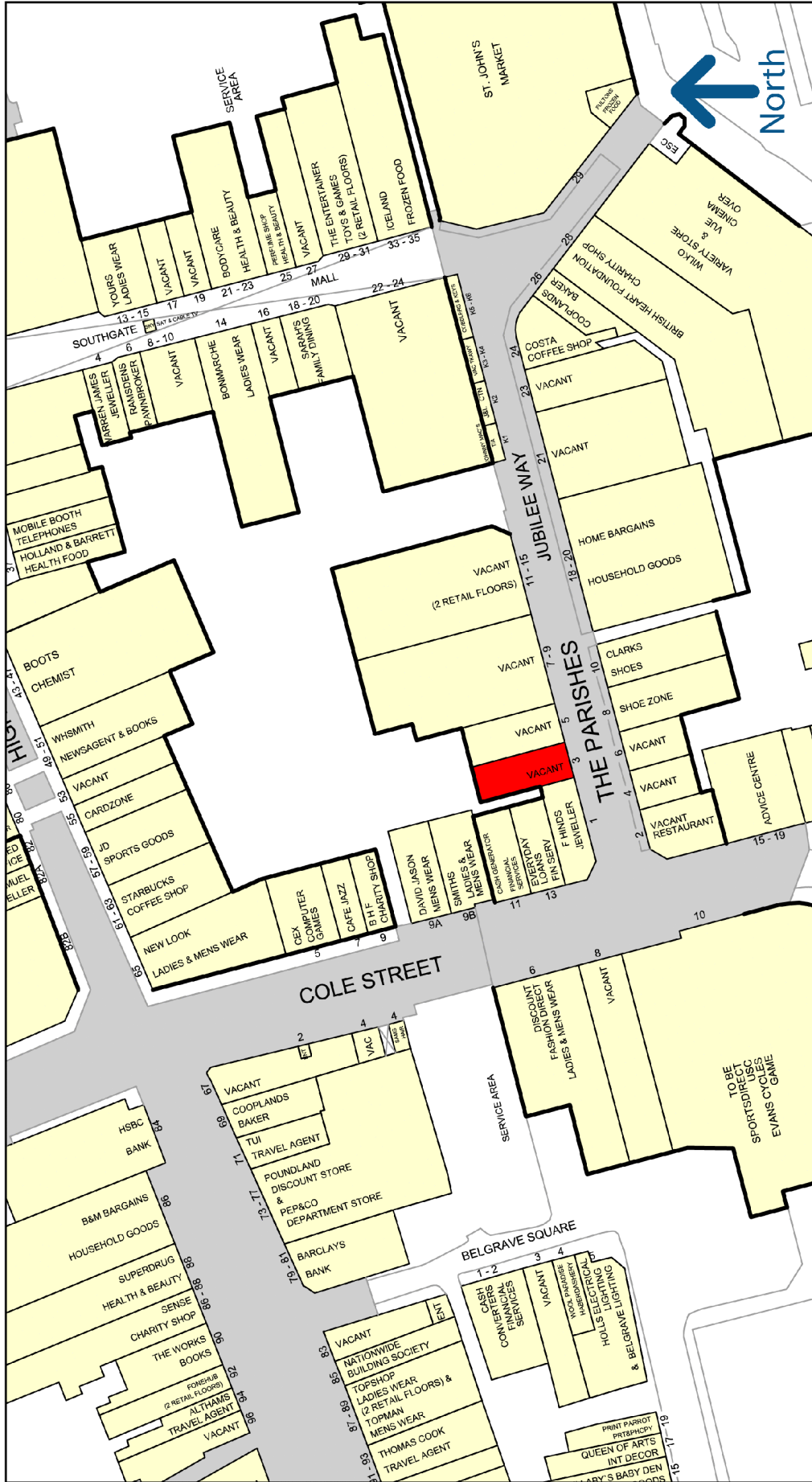
VIEWING & FURTHER INFORMATION

Please direct all enquiries to the agents:

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SUBJECT TO CONTRACT



Experian Goad Plan Created: 15/01/2020
Created By: Brassington Rowan

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

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