

RETAIL WAREHOUSE TO LET

SCUNTHORPE – UNIT B, LAKESIDE RETAIL PARK, DN16 3UA

**Mason
Partners**



Location

The scheme is located approximately 2.5 miles to the south of Scunthorpe town centre, off the A18 Queensway (the towns southern link road) connecting to the M181 to the north west and M18 to the south east. The scheme is accessed from a shared roundabout junction with Morrisons supermarket and Lakeside Retail Park (phase 1). Other adjacent occupiers include Home Bargains, SCS, B&M, Jysk, Iceland with KFC, Subway and Burger King. Other nearby occupiers include Currys, Halfords, Pets at Home, The Gym, and McDonalds.

Accommodation

The property comprises the following approximate gross internal areas:

Ground Floor	927 sq.m.	9,978 sq.ft.
Mezzanine	828 sq.m.	8,917 sq.ft.

Tenure

The premises are held by way of an effective full repairing and insuring lease for a term expiring 17th July 2029 with an upwards only Open Market rent review as at 18th July 2024. The current passing rent is £178,001 pax.

Availability

The remainder of the leasehold interest is available on terms to be agreed.

Use

Class A1 (non food)

Rates

Rateable Value	£102,000
Estimated Rates Payable	£52,000 pa

For further information visit Gov.uk or contact the business rates department at the local authority.

EPC

The property has an Energy Performance Asset Rating D.

Legal Costs

Each party is to bear their own legal costs in respect of all legal documentation produced in this transaction.

Viewing

Gareth Preston 0151 225 0334 garethpreston@masonpartners.com

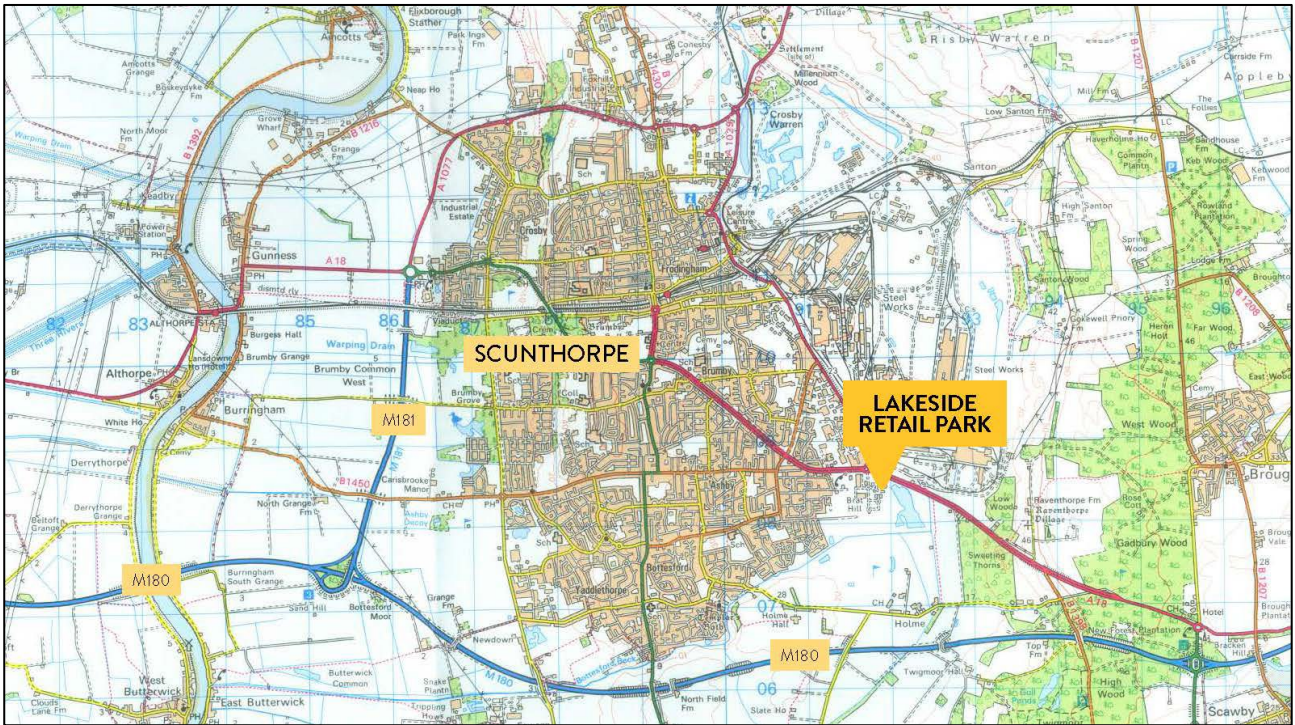
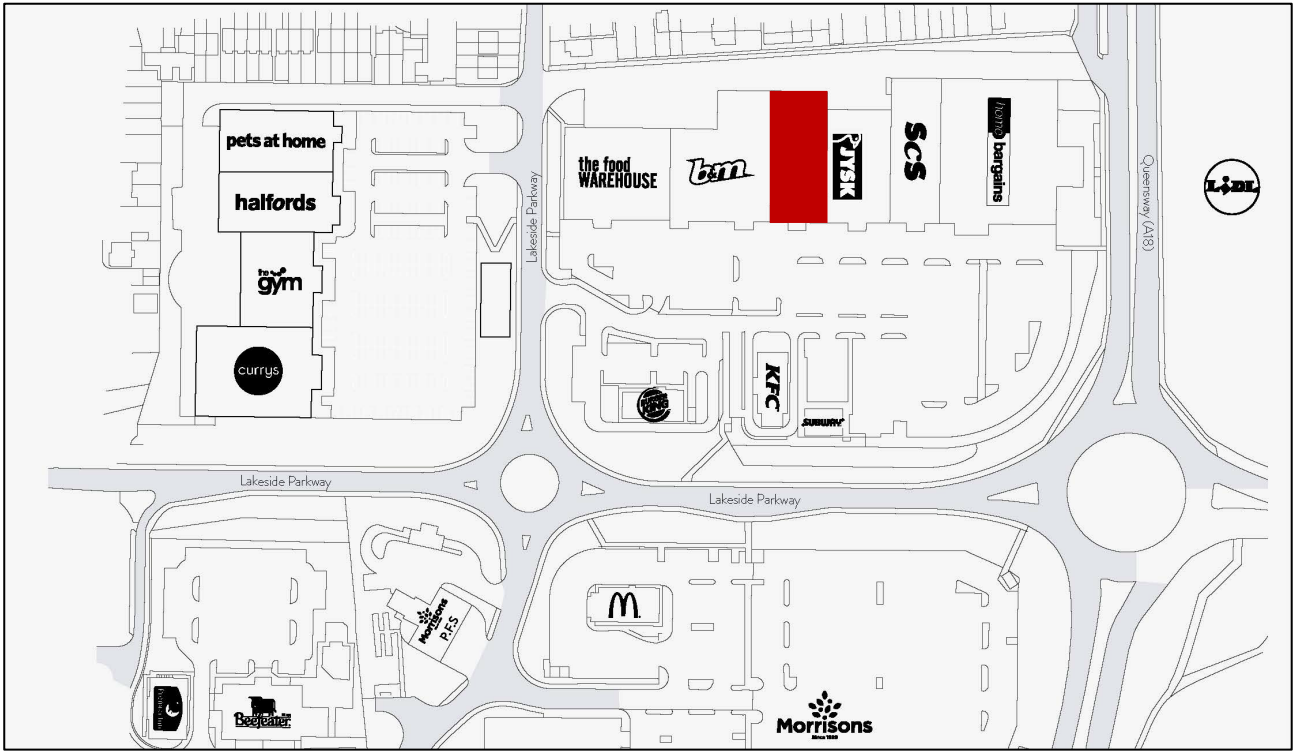
0151 227 1008

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