

# FAWLEY · WATSON · BOOTH

## RETAIL & COMMERCIAL PROPERTY CONSULTANTS

17 SOUTHGATE MALL  
THE FOUNDRY  
SCUNTHORPE



### LOCATION

Scunthorpe has an urban population of 85,000 people with a catchment of 271,500 (1998 Management Horizons). The Foundry is the main shopping centre within this area of South Humberside with little retail competition within 30 minutes' drive. The total quoted available spend is £601 million per annum.

The Foundry extends to approximately 190,000 sq ft of retail accommodation in the form of the attractive landscaped shopping environment of High Street and the enclosed Southgate Mall.

The subject property is located on the only covered shopping street, Southgate Mall and is situated adjacent to **Yours** and opposite **Bonmarche**.

### ACCOMMODATION

The unit provides the following approximate areas:

Ground Floor	63.91 m <sup>2</sup>	688 sq ft
First Floor	28.52 m <sup>2</sup>	307 sq ft

### RENT

£ 22,500 pax

### LEASE TERMS

The unit is available by way of a new 10 year lease subject to 5 yearly upward only rent reviews with terms drawn on a full repairing and insuring basis subject to a service charge provision.

