

# FAWLEY · WATSON · BOOTH

## RETAIL & COMMERCIAL PROPERTY CONSULTANTS

39/41 HIGH STREET  
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 prime pedestrianised high street adjacent to **Boots** and **Holland and Barrett**.

### ACCOMMODATION

The unit provides the following approximate areas:

Ground Floor	137.49 m <sup>2</sup>	1,480 sq ft
First Floor	73.48 m <sup>2</sup>	791 sq ft

### RENT

£50,000 pax - on vacant possession

### 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.

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### RATES

We have been verbally advised by the Local Rating Authority that the property is assessed for rating purposes as follows:

Rateable Value                      £43,750

Interested parties are to make their own enquiries with the Local Billing Authority in respect of the rates payable amount.

### SERVICE CHARGE

The service charge payable for the year 2019 is £4,816.33.

### LEGAL COSTS

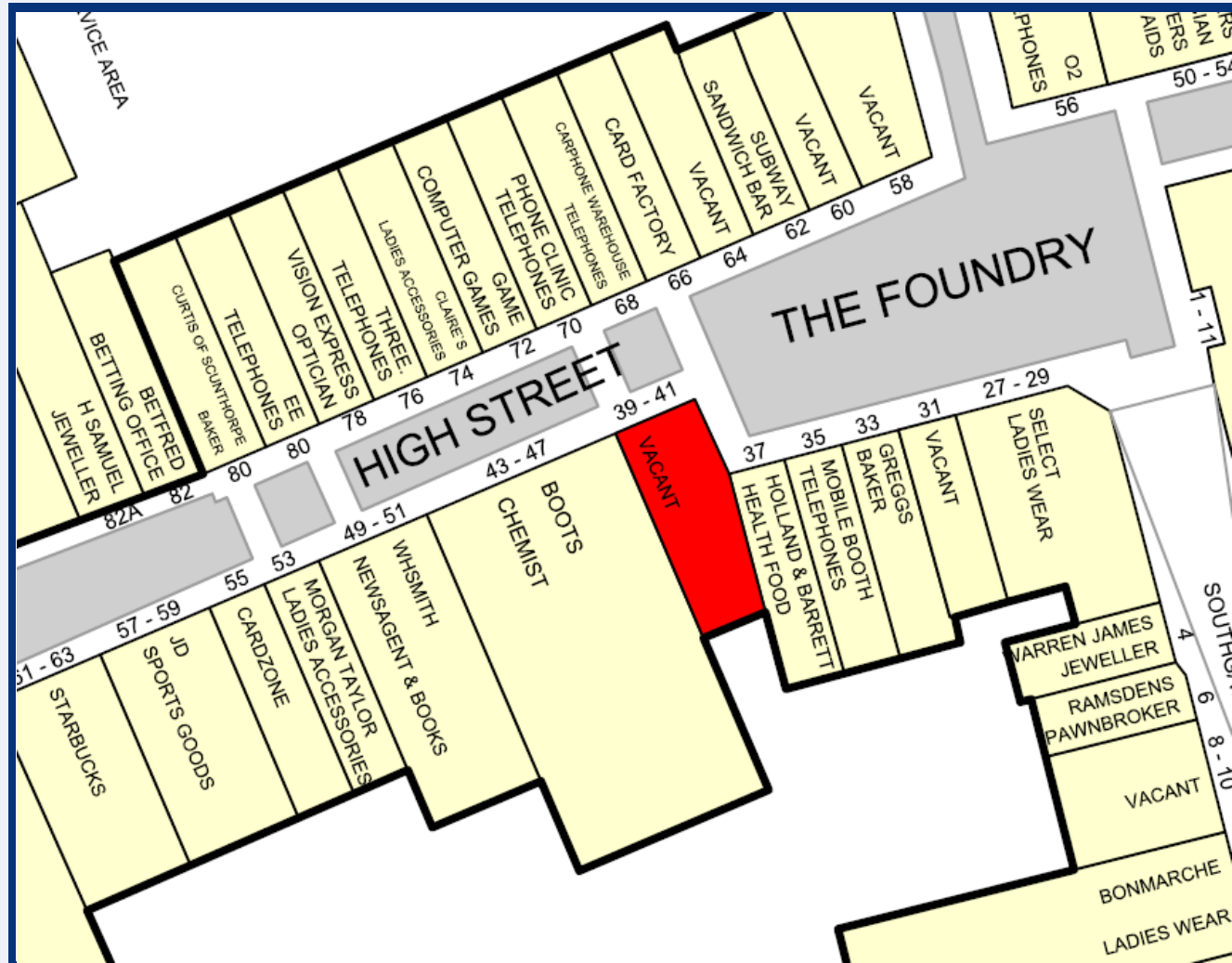
Each party will be responsible for their own legal and professional costs incurred in the transaction.

### VIEWING

Strictly by appointment with this office, contact Julie Fawley on 0113 234 7900 or [Julie@fawleywatsonbooth.com](mailto:Julie@fawleywatsonbooth.com) or through our joint agents Jamieson Mills on 020 7758 0051.

### ALL FIGURES ARE QUOTED EXCLUSIVE OF VAT SUBJECT TO CONTRACT

Misrepresentation Act 1967 and Property Misdescription Act 1991. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be constructed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. The landlord has regard to the recommendations of the voluntary Code of Practice for Commercial Leases in England and Wales. If you are professionally represented, you should ask your adviser for a copy. Alternatively, the document can be found at [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk) or obtained from Royal Institute of Chartered Surveyors, telephone No: 020 7334 380



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