

Retail & Leisure

Retail/Leisure Opportunity

To Let

on behalf of
Queensway, Scunthorpe, DN16 1BA



- 5.2 acre site fronting Queensway (A18), the main arterial route to the South East of Scunthorpe
- Close to Lakeside Retail Park Phase 1 & 2, Go Outdoors, a Morrisons foodstore and Premier Inn
- Range of retail/leisure units from 3,500 to 14,000 sqft
- Approximately 20,000 vehicles pass the site each day (DoT Traffic count)



Plan for indicative purposes only, subject to planning

Location

Scunthorpe is located approximately 18 miles south west of Hull and 20 miles east of Doncaster. The town is well serviced by frequent bus and rail services and is accessible via the M180/M18. Scunthorpe has a resident population of approximately 72,500 people and 105,000 people living within 10km of the town.

Situation

The proposed scheme is located on a busy main arterial road to the south of Scunthorpe town centre. Nearby retailers on Lakeside Retail Park include B&M, Homebase, Harveys, Pets at Home, Instore, Halfords, Argos, Currys/PC World, Burger King and McDonalds. Other nearby occupiers include Go Outdoors, a 60,000 sqft Morrisons foodstore, a Brewers Fayre and a Premier Inn hotel.

Proposed

The scheme will include a foodstore extending to circa 12,000 sqft, together with 2 additional retail blocks and a family public house together with 200 car parking spaces. The scheme is subject to planning.

Accommodation

The scheme is proposed, therefore the below measurements are indicative and have been taken from proposed architects plans. The scheme can be amended to suit individual retailer's requirements. The approximate gross internal areas will be as follows:

Units	Status	Sq M	Sq Ft
Block A			
Ground Floor	Under Offer	1,115	12,000
Block B			
Ground Floor	Available (can be split)	1,301	14,000
Block C			
Ground Floor	Available (can be split)	1,700	18,300

Terms

The premises are available by way of a new full repairing and insuring Lease for a term of years to be agreed.

Rent

Upon Application – Rent will be exclusive of VAT and other outgoings where applicable.

Planning

A detailed planning application will be submitted shortly for the proposed scheme

Rates

The premises have yet to be assessed. WSB cannot verify any information at this time therefore interested parties are invited to make their own enquiries in that regard with the local authority, North Lincolnshire Council, 01724 296 104.

VAT

All prices, premiums, and rents are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Viewing and Further Information

All viewings are strictly by prior appointment:

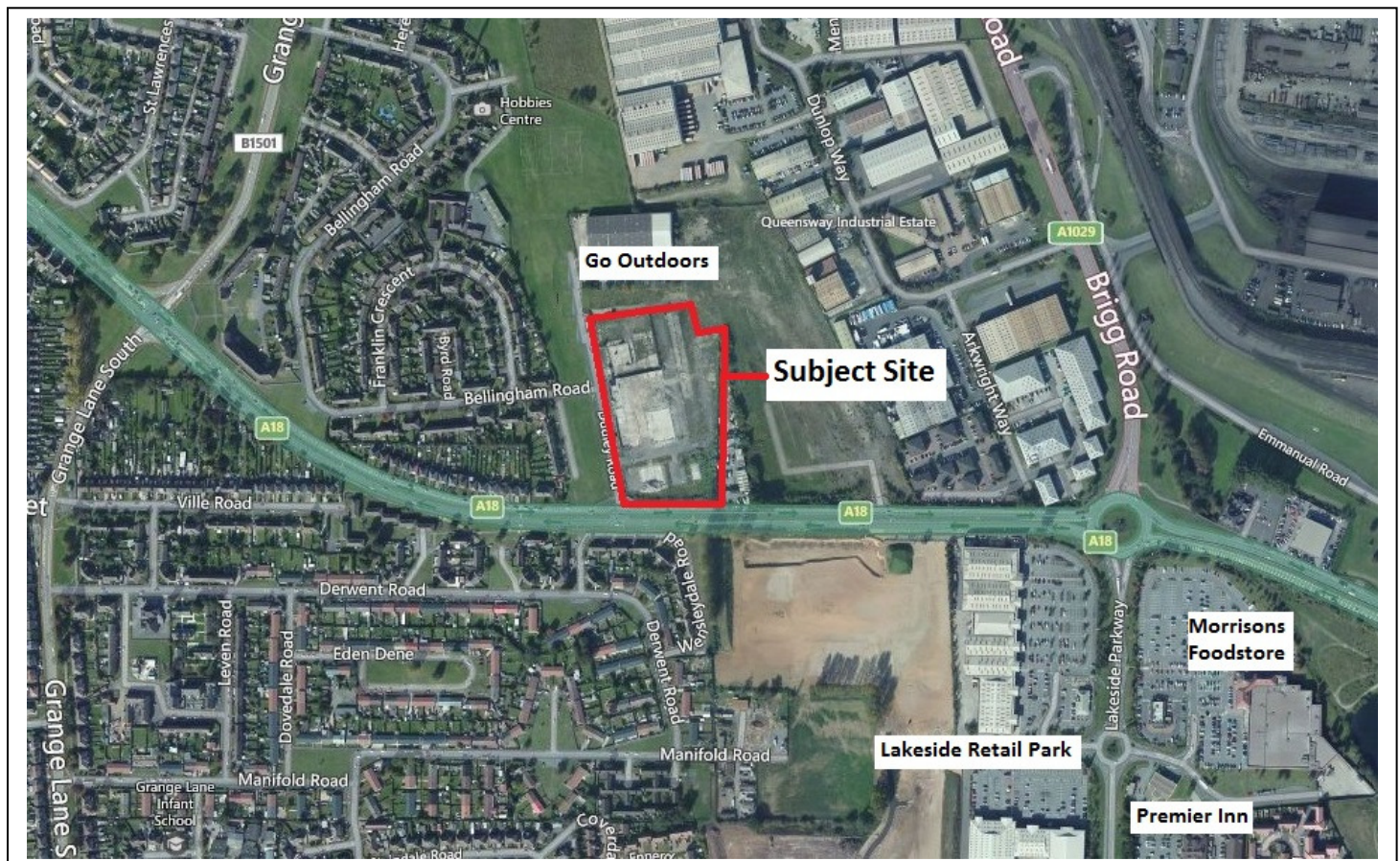
wsb Property Consultants LLP
36 Park Cross Street
Leeds
LS1 2QH

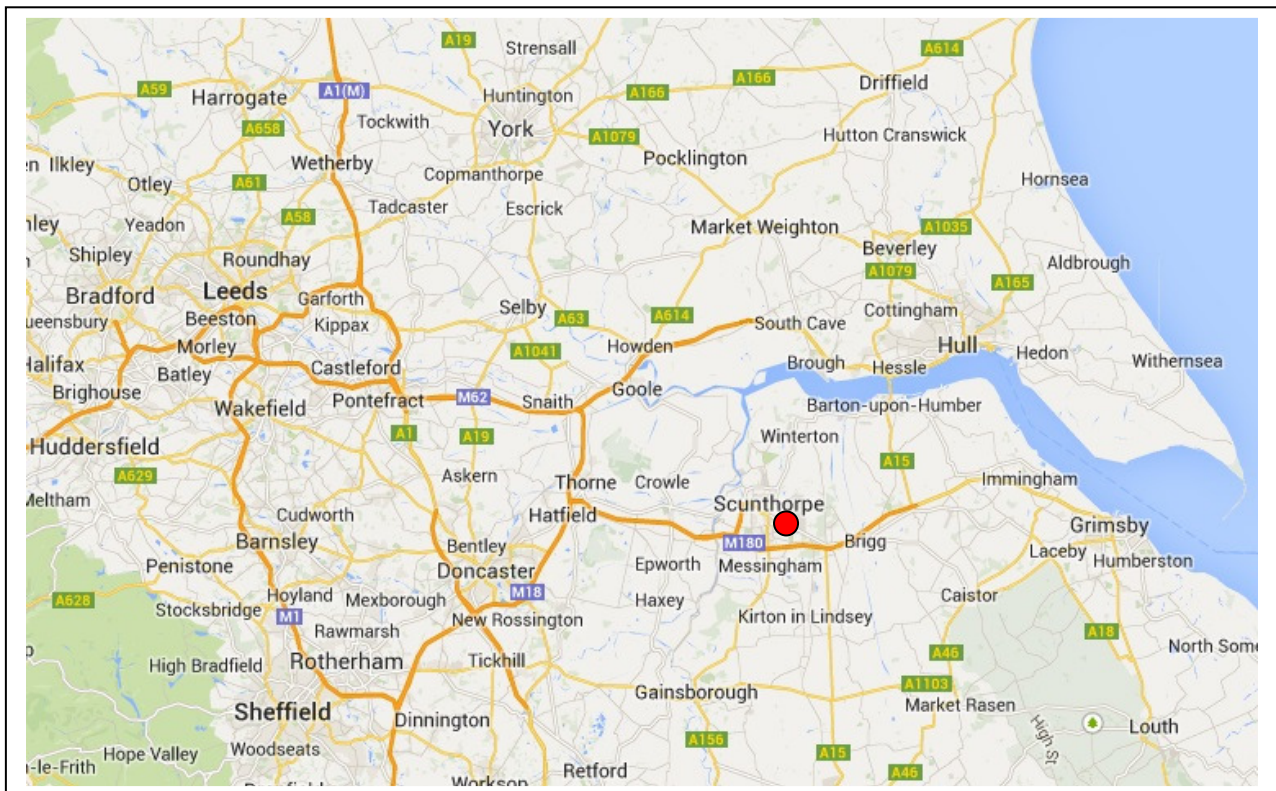
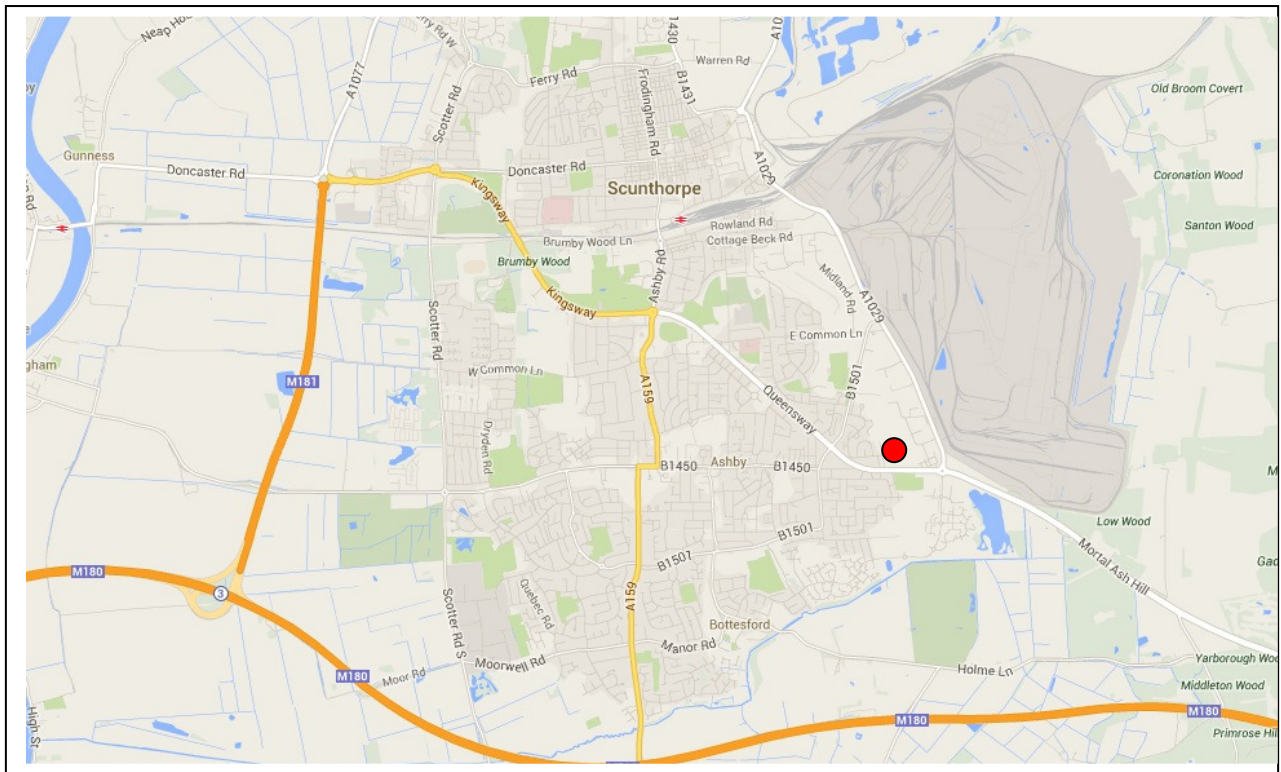
Tel: 0113 234 1444

Contact: Adam Mobley

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Subject to Contract





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