

Gallagher Leisure Park Scunthorpe



2.6 acres remaining - suitable for leisure, roadside or retail uses (subject to planning)

Nearby Operators:

next

Toys R Us

M&S
EST. 1884

TESCO

TKMAXX

DEBENHAMS

Already Trading:

KFC, McDonalds, Frankie and Benny's, Travelodge, Pizza Hut

Adjacent to:

North Lincolnshire Retail Park (M&S, Debenhams, Boots, Costa)

Opposite:

Gallagher Retail Park (Tesco, Next, B&Q, TK Maxx, Toys R Us)

Leisure Opportunities:

Cinema

Health and Fitness

Bingo

Bowl

Restaurants





Demographics:

Scunthorpe has a resident population of 72,500 people.

Scunthorpe serves a catchment area of more than 162,000 people (Invest in North Lincolnshire).

Planning/Opportunity:

In addition to the existing park which benefits from restaurant use (A3) and hotel use (C1). The development land (2.6 ac) has outline consent for Health and Fitness (D2) use. Our clients are considering developing out the remaining site for other complimentary uses, subject to planning.

Tenure:

Leasehold.

Terms:

New leases are available on effective full repairing and insuring terms.

Legal Costs/VAT:

Each party to bear their own costs incurred in the transaction, all prices, premiums and rents etc are quoted exclusive of VAT at the prevailing rate.

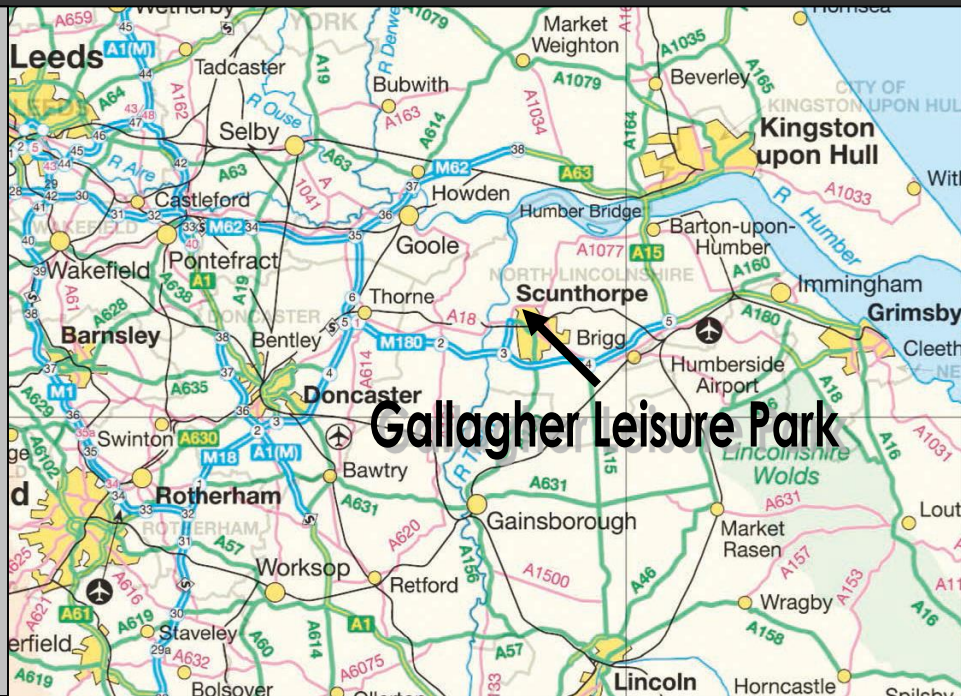
For Further Information:

Adam Mobley

WSB Property Consultants LLP

0113 234 1444

amobley@wsbproperty.co.uk



MISREPRESENTATION ACT:
WSB Property Consultants LLP (WSB) for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) WSB cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of WSB has any authority to make or give any representation or warranty or enter into any contract whatever in relation to this property; (iv) rents quoted in these particulars may be subject to VAT in addition; and (v) WSB will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. VALUE ADDED TAX: Value Added Tax may be payable on the purchase price and/or the other charges or payments. All figures quoted are exclusive of VAT. Intending purchasers and lessors must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008: Every reasonable effort has been made by WSB to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. Designed and produced by www.thedesigntexchange.co.uk February 2015.