



**Jubilee Hall, Laneham Street, Scunthorpe,
North Lincolnshire, DN15 6LJ**

Hall To Let 324.89 sq m (3,497 sq ft) approx.



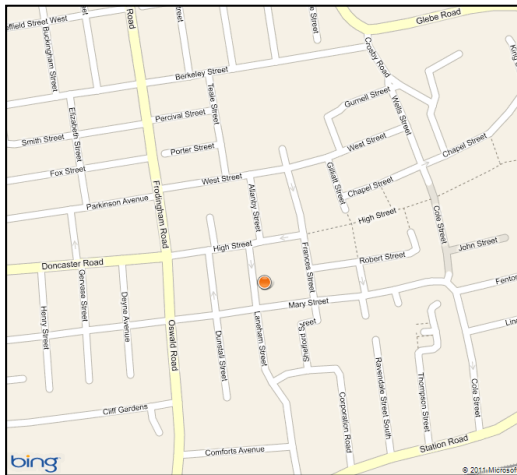
Summary

- Upper floors above Pearl City Restaurant.
- Former Dance Hall but suitable for various other uses, subject to planning.
- New lease available.
- Approx. 324.89 sq m (3,497 sq ft).
- New fire alarm and doors.
- Reasonable offers considered.

Location

The property is situated above the Pearl City Restaurant on Laneham Street, which in turn is situated just off the High Street in Scunthorpe town centre.

Scunthorpe is the principal commercial centre for North Lincolnshire and benefits from a catchment area approximately 152,000 people. The area is well situated, being in close proximity to Humberside International Airport and Robin Hood Airport, whilst excellent rail links are available to the East Coast Mainline, which in turn offers a regular service to London and to the international freight head at Wakefield Europort. The town is situated adjacent to the M180 and M181 motorways, which has excellent links to the national motorway network, regional airports, docks and other substantial conurbations. North Lincolnshire also offers an extensive and readily available labour supply with a variety of manufacturing, production and distribution skills.



Description

The property comprises a main hall with stage and ancillary side rooms together with offices, stores and WCs spread over first, second and third floor. There is also a viewing area overlooking the main hall.

Accommodation

The property provides the following approximate accommodation which has been measured on a net internal area basis in accordance with the RICS Code of Measuring Practice.

	Sq m	Sq ft
First, Second And Third Floor	324.89	3,497

Terms

The property is available To Let, subject to the following terms and conditions.

Rent

£8,500 per annum exclusive of rates, VAT (if applicable) and all other outgoings payable quarterly in advance by banker's standing order.

Lease Term

By negotiation.

Repairs & Insurance

The Tenant will be responsible for all repairs and decorations to the demised premises together with the reimbursement of the property insurance premium applicable thereto.

Business Rates

The Tenant will be responsible for the payment of business rates direct to the Local Authority. Verbal enquiries reveal that the property currently attracts a 2023 Rateable Value assessment of £9,300 which is subject to the current rate in the pound.

It is possible that an occupier may qualify for exemption to the payment of business rates under the Small Business Rate Relief Scheme. Further details are available from the sole agents or the Local Authority.

Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority directly and also to ascertain whether traditional relief is applicable or if the rateable value is under appeal.

EPC

A copy of the Certificate and Recommendation Report is available on request.

F146

Contacts

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