

Former Pizza Hut | Gallagher Leisure Park | Doncaster Road | Scunthorpe | DN15 8TE

Highly prominent fitted roadside restaurant unit on prime retail & leisure park

296.26m²
(3,189ft²)

- Highly prominent unit adjacent to Gallagher Retail Park
- Adjacent to Scunthorpe United Football Club
- Nearby occupiers include McDonalds, M&S, Tesco Extra, Travelodge, Hungry Horse, Taco Bell, Burger King, KFC, B&M, Subway, Costa Coffee, B&Q, Aldi, TK Maxx and Next
- 29,000 daily vehicle movements



TO LET



Location



Gallery



Contact





Location

The property is located off the A18 adjacent to Gallagher Retail Park and Scunthorpe Retail Park on the west side of Scunthorpe.

The Property

The property is a Class E restaurant unit with glazed frontage at ground floor with external parking, bin stores and potential for outdoor seating.

Accommodation

The property provides the following approximate area:-

Floor	m ²	ft ²
Ground Floor	296.26	3,189

EPC

A copy of the EPC is available on request.





Lease Terms

The property is available to let by way of a new effective full repairing and insuring lease for a term of years to be agreed.

Rent

The property is available at a quoting rent of:-

£110,000 per annum exclusive

Planning

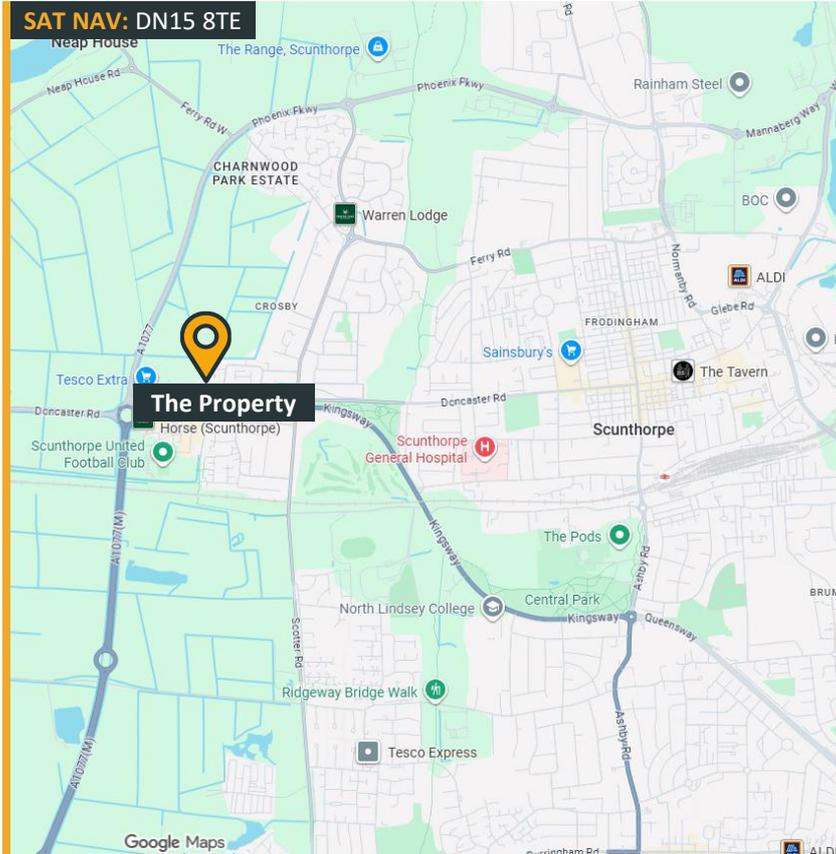
It is understood the property falls within **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.

Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:

Rateable Value (RV): £89,000
UBR Multiplier: 54.6p

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 40% on the rates payable until 31/03/2026 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.



VAT

VAT is applicable at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

Jack Shakespeare

07817 924 949

jack@fhp.co.uk

Dom Alston

07890 568 077

dom.alston@fhp.co.uk



Fisher Hargreaves Proctor Ltd.

10 Oxford Street
Nottingham, NG1 5BG

fhp.co.uk

28/10/2025

Please [click here](#) to read our "Property Misdescriptions Act". E&OE.