

7 High Street,
Cleethorpes, DN35 8LA

TO LET

Flexible retail premises

Full width window display

Extending to approximately
37.6 sq m (405 sq ft) overall

Open plan retail area

Parking for 1 Vehicle to the rear

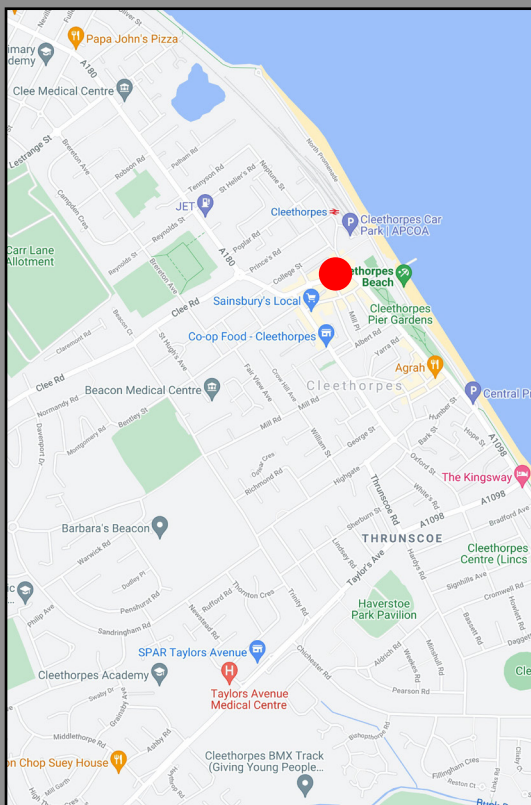
Guide Rent £5,000 p.a
(plus VAT)

Scotts
01472 267000



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www.scotts-property.co.uk

LOCATION/DESCRIPTION

Cleethorpes is a popular town and tourist resort forming part of a larger Grimsby and Cleethorpes conurbation. The property is positioned within the primary leisure strip in Cleethorpes town centre, in close proximity to the seafront, train station and Market Square.

The property comprises mid terrace, single storey retail premises, which provides entirely open retail accommodation. The property additionally benefits from separately accessed, but private, staff WC to the rear. Located to the rear is a publicly accessed car park in which the tenant will be permitted to park a single specified vehicle as part of this agreement.

Nearby occupiers include Ladbrokes, Sainsburys and a large number of local retailers, license premises and restaurants.

ACCOMMODATION

Retail 37.6 sq m (405 sq ft)

LEASE TERMS

The premises are offered To Let for a term of years expiring on the 31 December 2023 with an annual break option on the 1 January 2023, on an effective full repairing and insuring basis (tenant remains responsible for windows, doors and their frames) at a rent of £5,000 per annum plus VAT. The property is subject to a Service Charge, currently reflecting £54.31 plus VAT per calendar month, which covers external repairs, site management and maintenance of the communal areas.

RATEABLE VALUE

The new occupier will be responsible for the payment of Business Rates at the property. The premises are listed within the Rating List as 'Shop & Premises' with a Rateable Value of £4,150 (Source VOA website), although the premises will require reassessment should a change of use take place or the new occupier may be eligible for Small Business Rates Relief but should make contact with North East Lincolnshire Council for confirmation.

LEGAL COSTS

The ingoing Tenant will be responsible for all reasonable legal costs incurred, together with any Stamp Duty Land Tax that may be payable.

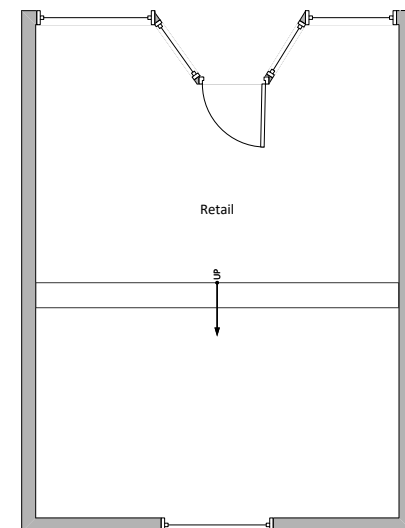
ENERGY PERFORMANCE RATING: D (88)

FURTHER INFORMATION AND TO VIEW

Contact Lawrence Brown lawrence@scotts-property.co.uk 07710 312712 or Kerry Burnett-Cox kerry@scotts-property.co.uk 07749 725316

Offices: Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimsby** 12 Town Hall Street, DN31 1HN **CS.6884**

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Not to Scale - For Identification Purposes Only