

75a St Peter's Avenue,
Cleethorpes, DN35 8HF

TO LET

Shop with ancillary
accommodation

Extending to approximately
117.7 sq m (1,267 sq ft) overall

Strong trading position in
purpose-built premises

Nearby occupiers include
Co-op, Boots, Wilko & large
public car park

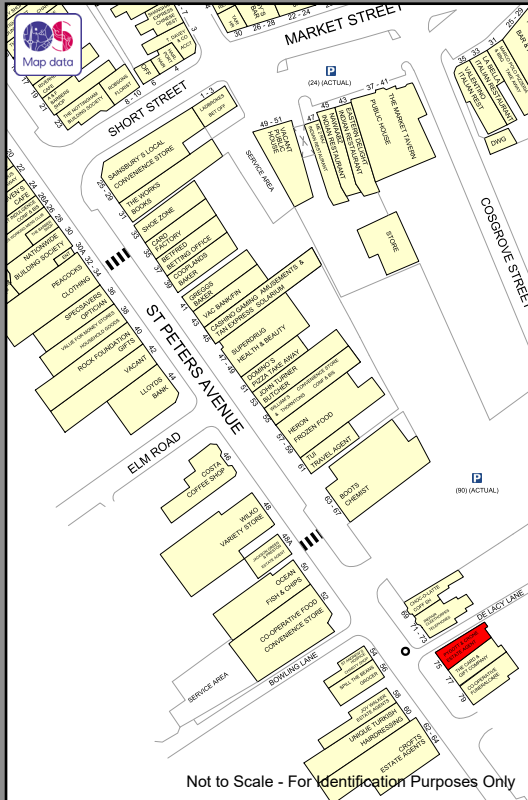
Guide Rent £18,000 p.a.

Scotts
01472 267000



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Not to Scale - For Identification Purposes Only

Scotts
01482 325634
www.scotts-property.co.uk

LOCATION/DESCRIPTION

The premises are situated on St Peter's Avenue, the main retailing street in Cleethorpes town centre, and form part of a purpose-built retail development situated on the corner of St Peter's Avenue and Albert Road. A large public Pay & Display car park is situated nearby, together with free on-street parking. A number of national retailers are represented on St Peter's Avenue, including Boots, Wilko, Costa, Lloyds Bank, etc.

The property is of modern brick and block cavity construction over two storeys and under a pitched concrete tile roof. The premises benefit from a modern shop front and a large open-plan sales area to the ground floor with first floor offering ancillary accommodation suitable for use as storage, offices, consulting rooms, etc.

To the rear of the premises is a small car park/service yard for use by tenants, accessed from Albert Road.

ACCOMMODATION

Ground Floor Sales Area	63.6 sq m	(685 sq ft)
First Floor Ancillary	47.4 sq m	(510 sq ft)
Kitchen	6.8 sq m	(73 sq ft)

LEASE TERMS

The premises are offered To Let for a minimum term of years to be agreed on an effective full repairing and insuring basis at an initial rent of £18,000 per annum.

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 £14,750 (Source VOA website), although the premises will require reassessment should a change of use take place/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 parties' reasonable legal fees incurred in this transaction, together with any Stamp Duty Land Tax that may be payable.

ENERGY PERFORMANCE RATING: C

FURTHER INFORMATION AND TO VIEW

Contact Lawrence Brown lawrence@scotts-property.co.uk 07710 312712

Offices: Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimby** 12 Town Hall Street, DN31 1HN **CS.6894**

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