

40 - 42 High Street
Cleethorpes, DN35 8JN

FOR SALE / TO LET

Prominent ground floor retail premises within the town centre

Extending to approximately
164.7 sq m (1,771 sq ft) overall

Comprising open plan retail
accommodation with ancillary facilities

Benefitting from an A2 planning
consent

Close proximity to St Peters Avenue,
Cleethorpes Seafront and local
amenities

Guide Price £250,000
Guide Rent £25,000 p.a

Scotts
01472 267000



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LOCATION

Cleethorpes is a popular town and tourist resort, forming part of a larger Grimsby and Cleethorpes conurbation. The property is prominently situated on the corner of High Street and Cross Street, forming part of the primary licensed circuit in Cleethorpes town centre, within close proximity to the Seafront, train station and Market Square. High Street additionally forms part of the primary vehicular route from the national motorway network (via the A180) to the North and Central Promenades, accessed via Alexandra Road/Sea Road to the east.

St Peter's Avenue, considered to be the prime retailing area serving the town, runs perpendicular to High Street with national occupiers including Boots, Wilko's, Sainsbury's and Lloyds Bank being represented, in addition to other local and regional operators.

DESCRIPTION

The property comprises the ground floor of an end-terrace, three-storey mixed-use property, providing open plan retail accommodation to the front, with ancillary strong rooms, office, kitchen and staff facilities to the rear. The property benefits from extensive glazed display windows and return frontage, which could be reconfigured to suit a variety of different uses if required (subject to the necessary planning consents).

ACCOMMODATION

Retail	91.7 sq m	(986 sq ft)
Ancillary	44.9 sq m	(484 sq ft)
Strong Rooms	29.8 sq m	(320 sq ft)

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 'Bank & Premises' with a Rateable Value of £18,000 (Source: VOA website), although the premises will require reassessment should a change of use take place.

DISPOSAL / LEASE TERMS

The freehold premises are offered for sale at a guide price of £250,000. It is understood that the residential accommodation on the upper floors have been sold on a long-leasehold basis.

Alternately, the premises are offered To Let for a minimum term of years to be agreed on an effective full repairing and insuring basis at a guide rent of £25,000 per annum

ENERGY PERFORMANCE RATING: 160 (G)

LEGAL COSTS

Each party will be responsible for their own legal costs incurred together with any Stamp Duty Land Tax that may be payable.

FURTHER INFORMATION AND TO VIEW

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

Offices: Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimsby** 12 Town Hall Street, DN31 1HN **CS.6683**

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