4 Market Street
Cleethorpes, DN35 8LY

# TO LET

Flexible retail premises with parking

Extending to approximately 36.5 sq m (392 sq ft) overall

Comprising a retail area with store to rear

Parking for 1 vehicle in car park to the rear

Benefitting from high levels of passing footfall

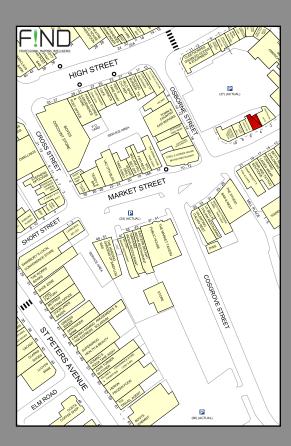
Rent £5,000 p.a (plus Service Charge and VAT)

**Scotts** 01472 267000



4 Market Street
Cleethorpes, DN35 8LY

# TO LET



Scotts
01472 267000
www.scotts-property.co.uk

# LOCATION

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. St Peters Avenue, considered to be the primary retail pitch in the town, adjoins High Street to the west, with Alexandra Road/ Sea Road providing a direct thoroughfare to the North and Central Promenades to the east.

# DESCRIPTION

The property comprises mid-terrace, single storey retail premises, which have the potential to provide entirely open-plan retail accommodation, but currently houses a small ancillary store, with separately accessed, private staff WC facilities to the rear. Located to the rear of the property 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 KFC, William Hill and Ladbrokes, in addition to a large number of local retailers, licenced premises, restaurants and service providers.

# **ACCOMMODATION**

Retail (inc. Porch) 32.7 sq m (352 sq ft)Ancillary 3.8 sq m (41 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 'Shop & Premises' with a Rateable Value of £3,650 (Source: VOA website), although the premises will require reassessment should a change of use take place. The new occupier may be eligible for an element of Small Business Rates Relief but should make contact with North East Lincolnshire Council for confirmation.

## **DISPOSAL TERMS**

The premises are offered To Let for a term of years expiring on the 31 December 2023, with annual break options on the 1 January each year and a rent review on the 1 January 2022, on an effective full repairing and insuring basis (tenant remains responsible for windows, doors and their frames) at a rent of £5,000 (plus VAT) per annum. The property is subject to a Service Charge, currently reflecting approximately £50 (plus VAT) per calendar month, which covers external repairs, site management and maintenance of communal areas.

**ENERGY PERFORMANCE RATING**: D (87)

## **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.

# **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

Porch

Not to Scale - For Identification Purposes Only

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