

40 St. Peter's Avenue,
Cleethorpes, DN35 8HL

TO LET

Two-storey retail premises
on a prime retail pitch

Extending to approximately
361.9 sq m (3,896 sq ft) overall

Flexible internal accommodation
capable of creating a large open-plan
sales area if required

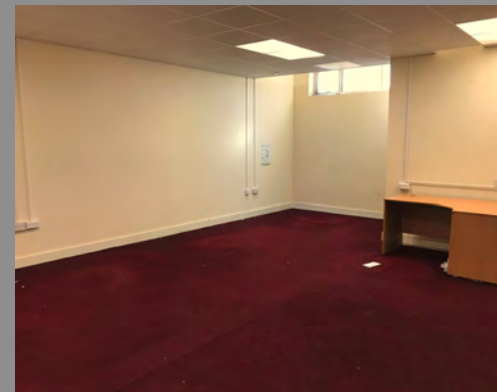
Storage on both ground
and first floor levels

Nearby occupiers include Boots,
Costa Coffee, Wilko's, Sainsbury's
and Lloyds Bank

Guide Rent £32,500 p.a.

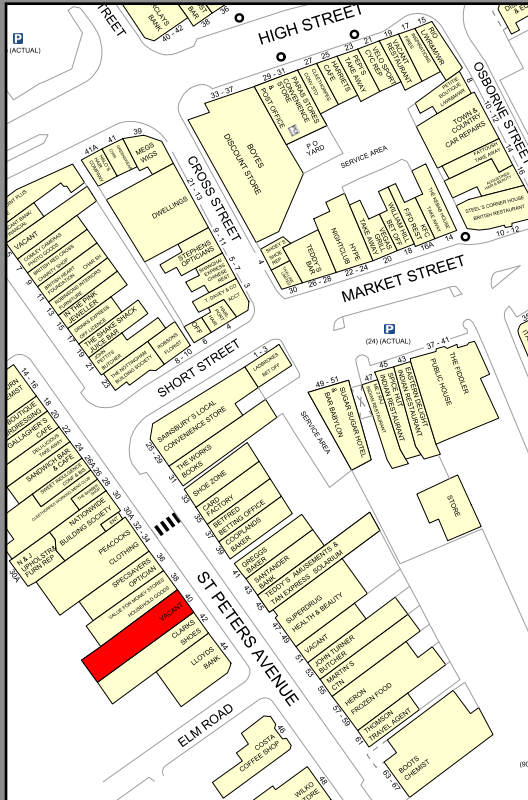


Scotts
01472 267000



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www.scotts-property.co.uk

LOCATION/DESCRIPTION

St Peter's Avenue runs perpendicular to High Street, and provides the main retailing area serving the town, with national occupiers including Boots, Wilko's, Sainsbury's and Lloyds Bank together with other national, regional and local operators represented. St Peter's Avenue is considered to be the prime retailing area serving the town of Cleethorpes.

The property comprises former mid-terrace residential premises, which have been extended and converted to provide retail accommodation with ancillary storage on the upper floors. Internally, the ground floor comprises a large retail area, which has been divided using partition walls to provide a showroom, office, staff WC and kitchenette facilities with storage accommodation to the rear. The first floor is split front-to-back by an integral staircase, and provides a number of ancillary storage rooms.

To the rear, the property adjoins a passageway from Elm Road, which provides an off-street loading bay as well as the fire escape route.

ACCOMMODATION

Ground Floor

Retail 122.0 sq m (1,313 sq ft)
Ancillary 60.9 sq m (656 sq ft)

First Floor 179.0 sq m (1,927 sq ft)

LEASE TERMS

The premises are available To Let at a guide rent of £32,500 per annum on a full repairing and insuring basis.

ENERGY PERFORMANCE RATING: G

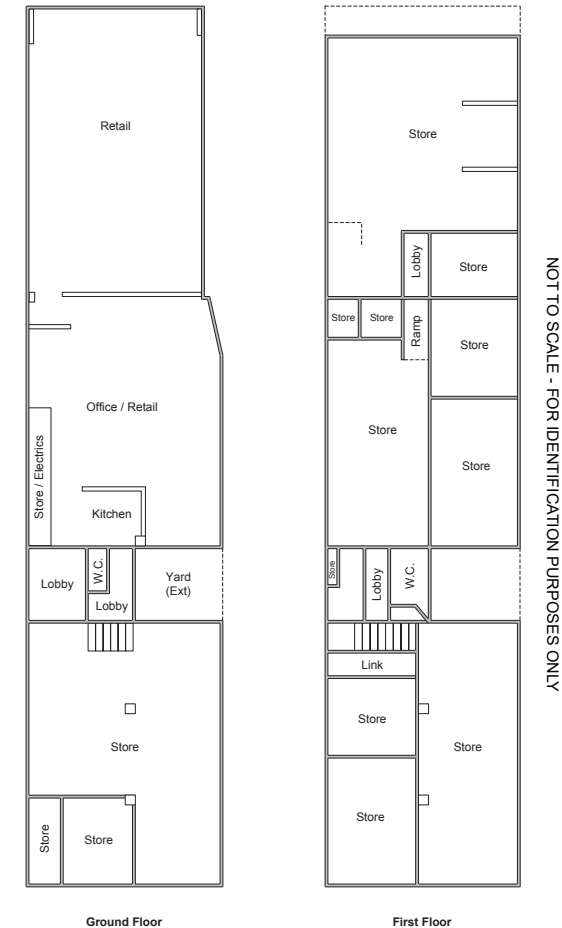
The new occupier will be responsible for the payment of Business Rates at the property. The premises are listed within the Rating List as 'Shop & Premises' with a Rateable Value of £25,250 (Source: VOA website), although the premises will require reassessment should a change of use take place.

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



Offices: Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimby** 12 Town Hall Street, DN31 1HN **CS.6298**

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