

Unit 4 & 6 Kennedy Way Shopping Centre,
Immingham, DN40 2AE

TO LET

Triple-fronted retail unit within a
popular location

Prominent retail parade

Extends to approximately
335.4 sq m (3,609 sq ft) overall

Highly flexible internal
accommodation

Suitable for a variety of different
uses

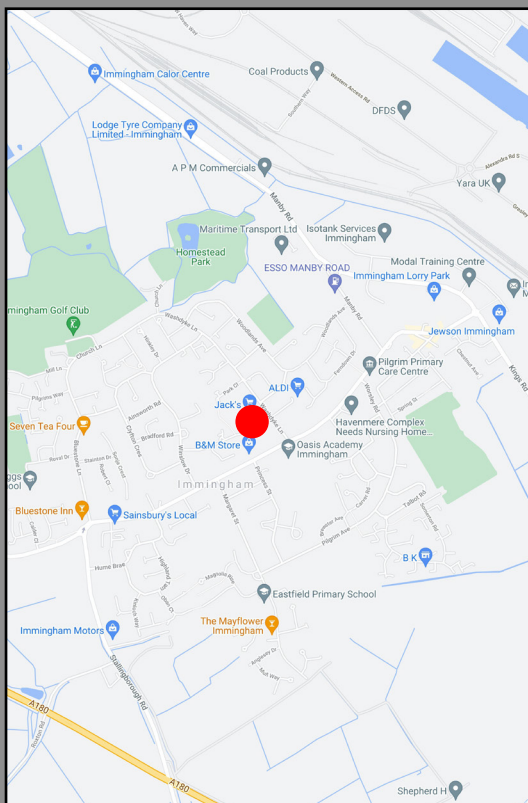
Guide Rent £40,000 p.a.



Scotts
01472 267000

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LOCATION/DESCRIPTION

Immingham is a port and town, positioned on the south bank of the Humber Estuary, with a resident population of approximately 10,750. The Kennedy Way Shopping Centre forms part of the main town centre retail provision within Immingham, with occupiers including Cooplands bakery, BetFred and Coral bookmakers, Lloyds bank and Lloyds Pharmacy, in addition to a number of other local businesses and service providers.

The Centre generally comprises two, three-storey, mixed-use blocks, providing retail accommodation on the ground floor and a number of small flats on the upper floors.

Unit 4 & 6 comprises a triple-fronted, mid-terraced retail unit, which was most recently occupied by the Job Centre. The internal aspect provides open-plan retail/office accommodation with additional ancillary space to the rear.

ACCOMMODATION

Retail 285.7 sq m (3,074 sq ft)

Ancillary 49.7 sq m (535 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 a guide rent of £40,000 per annum.

The new occupier will be responsible for the payment of a service charge, which covers items including external repairs, the maintenance of communal areas and site management. The rent and other chargeable items are also subject to the payment of VAT.

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 £59,500 (Source: VOA website), although the premises will require reassessment should a change of use take place.

ENERGY PERFORMANCE RATING: D (96)

LEGAL COSTS

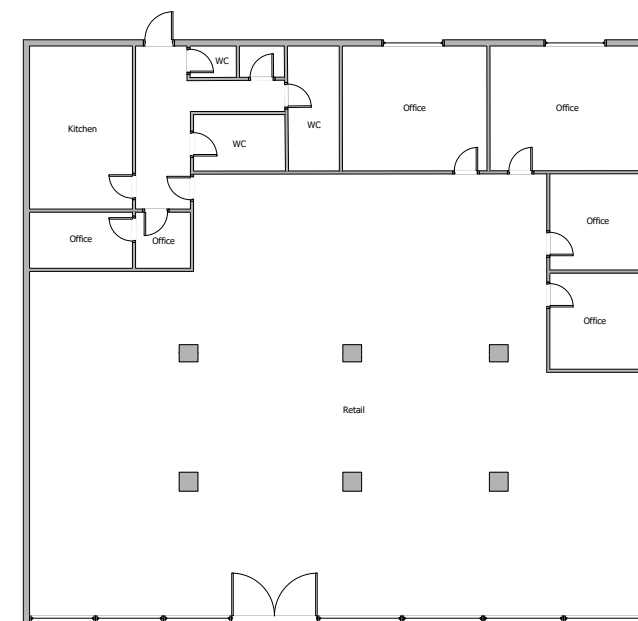
Each party will be reasonable for their own legal fees incurred in this transaction, together with any Stamp Duty Land Tax that may be payable.

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

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