

Unit 12-16 Kennedy Way Shopping Centre  
Immingham, DN40 2AE

# TO LET

Triple-fronted retail unit within a popular location

Extending to approximately 222.5 sq m (2,395 sq ft) overall

Highly flexible internal accommodation

Ancillary accommodation including a strong room

Suitable for a variety of different uses

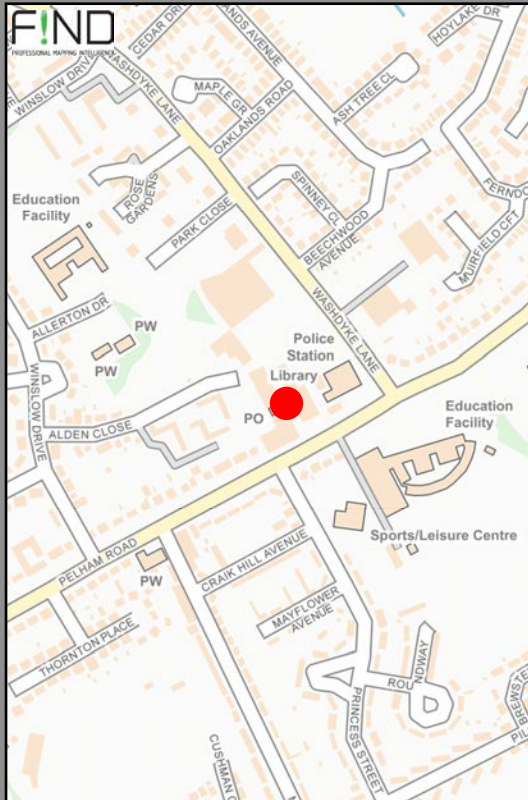
Guide Rent: £30,000 p.a

**Scotts**  
01472 267000



# Unit 12-16 Kennedy Way Shopping Centre Immingham, DN40 2AE

# TO LET



## LOCATION

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 Cooplunds bakery, BetFred and Coral bookmakers, Lloyds bank and Lloyds Pharmacy, in addition to a number of other local businesses and service providers.

## DESCRIPTION

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. Even numbered units are positioned on the eastern side, with odd numbered units positioned on the western side.

Unit 12-16 comprises a triple-fronted, mid-terraced retail unit, which was most recently occupied by NatWest Bank. The internal aspect provides the potential for open-plan retail accommodation, but is currently subdivided with partitioned walls and incorporates ancillary facilities to the rear, including two WCs and a strong room.

## ACCOMMODATION

Retail	201.9 sq m	(2,173 sq ft)
Ancillary	20.6 sq m	(222 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 £45,000 (Source: VOA website), although the premises will require reassessment should a change of use take place.

## LEASE TERMS

The premises are offered To Let for a minimum term of years to be agreed on a full repairing and insuring basis at a guide rent of £30,000 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.

**ENERGY PERFORMANCE RATING:** Awaiting Confirmation

## LEGAL COSTS

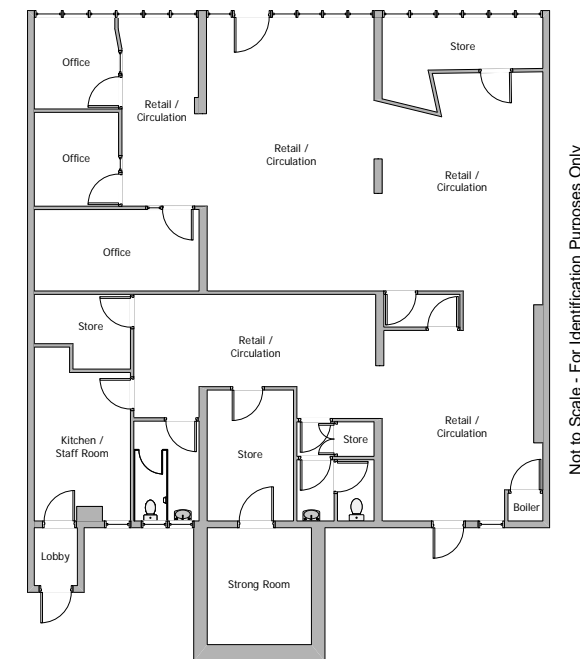
The ingoing tenant will be responsible for all reasonable legal costs incurred together with any Stamp Duty Land Tax that may be payable.

## FURTHER INFORMATION AND TO VIEW

Contact Kerry Burnett-Cox [kerry@scotts-property.co.uk](mailto:kerry@scotts-property.co.uk) 07749 725316 or Lawrence Brown [lawrence@scotts-property.co.uk](mailto: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.6715**

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