

22 Alexandra Road,
Cleethorpes, DN35 8LG

TO LET

Flexible retailing/restaurant
premises

Approximately
92.0 sq m (989 sq ft) overall

Open plan accommodation

Currently undergoing a scheme
of refurbishment

Opportunity for tenant fit out to
their own requirements

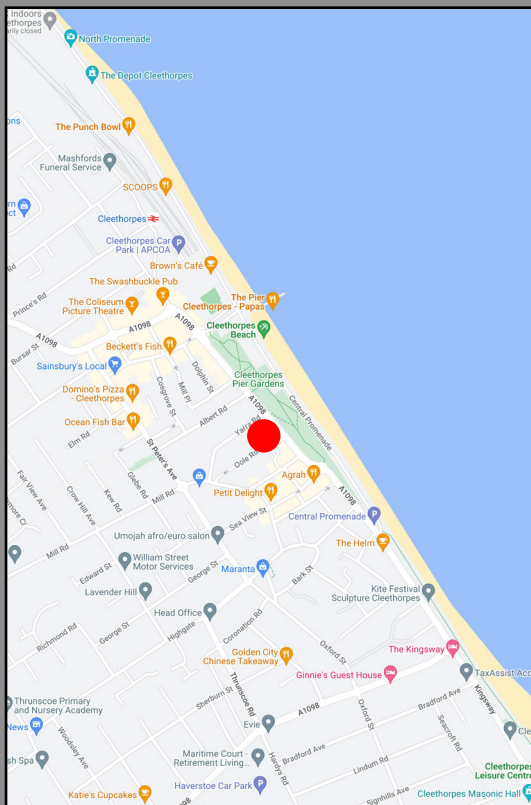
Guide Price £14,000 p.a.

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 positioned within the primary leisure strip in Cleethorpes town centre, opposite the seafront and in close proximity to the train station as well as Seaview Street and St Peter's Avenue.

DESCRIPTON

The property comprises the ground floor of a three-storey, end-terrace unit which is currently undergoing a scheme of refurbishment. Opportunities exist for an incoming tenant to liaise with the landlord to fit out the property to their requirements. The property would suit a variety of uses including retail, restaurant or bar.

Neighbouring occupiers are predominantly food-based intermingled with amusement arcades, bars and residential flats.

ACCOMMODATION

In more detail the accommodation comprises

Ground Retail/restaurant	74.2 sq m	798 sq ft
Ground Cellar/Store	6.10 sq m	65 sq ft
Ground Kitchen	11.7 sq m	126 sq ft

DISPOSAL/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 £14,000 per annum.

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 'Restaurant & Premises' with a Rateable Value of £5,900 per annum (Source VOA website), although the premises will require reassessment should a change of use take place or the new occupier may be eligible for Small Business Rates Relief but should make contact with North East Lincolnshire Council for confirmation.

LEGAL COSTS

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

ENERGY PERFORMANCE RATING: To be confirmed

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.6980**

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