

Unit 2, Andersons Yard,
Cleethorpes, DN35 8AT

TO LET

Ground floor workshop/light
industrial unit

Approximately 21.5 sq. m
(232 sq. ft) overall

Open plan layout

Nearby occupiers include a
number of local and leisure
retailers

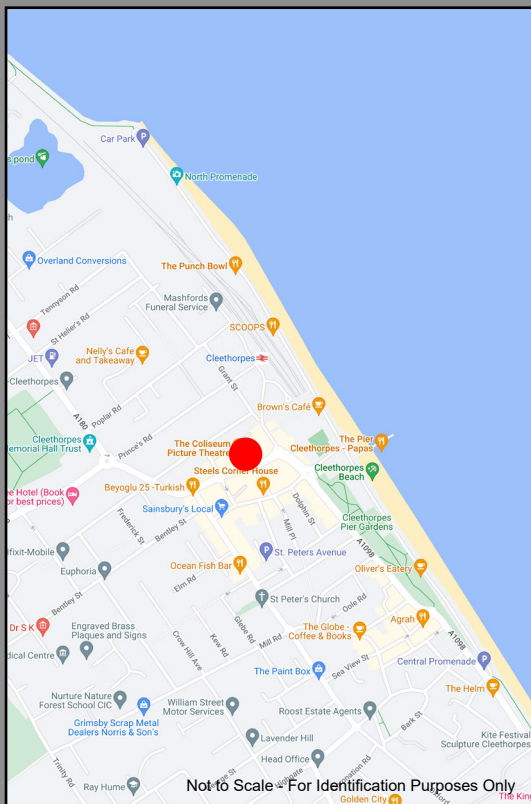
GUIDE RENT £1,800 p.a

Scotts
01472 267000



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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 close to the primary leisure strip in Cleethorpes town centre, in close proximity to the Seafront and Cleethorpes train station.

DESCRIPTION

The premises provide flexible, ground floor, open-plan workshop/light industrial accommodation with separate, shared staff WC facilities. To the front of the property is a small, shared yard.

Nearby occupiers include a number of local retailers as well as restaurants and licenses premises.

ACCOMMODATION

In more detail the accommodation comprises:-

Ground floor 21.5 sq. m (232 sq. ft)

DISPOSAL/LEASE TERMS

The premises are offered To Let for a minimum term of years to be agreed on an effective repairing and insuring basis at a guide rent of £1,800 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 'Workshop & Premises' with a Rateable Value of £680 (Source VOA website).

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: Not required.

FURTHER INFORMATION AND TO VIEW

Contact Kerry Burnett-Cox kerry@scotts-property.co.uk 07749 725316

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