

Unit 4, Andersons Yard,
Grant St, Cleethorpes, DN35 8AT

TO LET

Ground floor workshop /
light industrial unit

c.36.8 sq m (396 sq ft) overall

Open plan layout with
shared yard

Car parking for one vehicle

Nearby occupiers include
a number of local and
leisure retailers

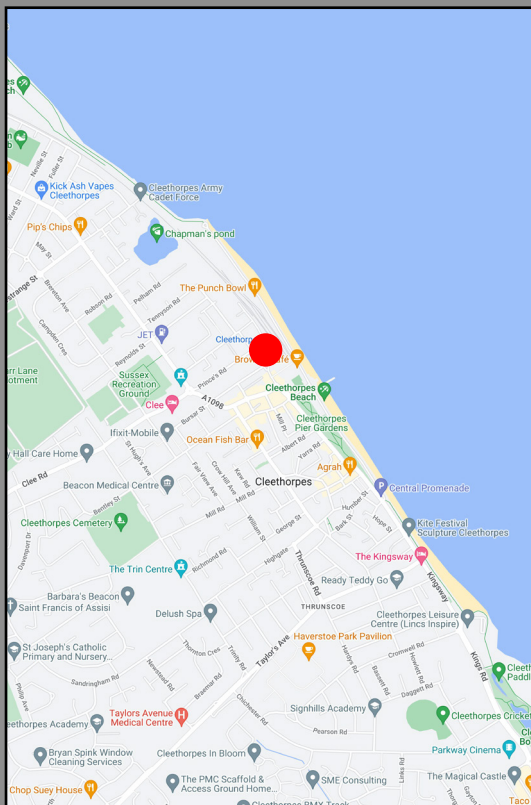
Guide Rent £2,500 p.a.

Scotts
01472 267000



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www.scotts-property.co.uk

LOCATION/DESCRIPTION

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.

The premises provide flexible, ground floor, open-plan workshop/light industrial accommodation with a kitchenette to the rear and separate, shared staff WC facilities. To the front of the property is a small shared yard which permits a single vehicle to be parked within it as part of the agreement.

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

ACCOMMODATION

Ground floor 36.8 sq m (396 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 £2,500 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 £2,650 (2023 Rating List) (to be split with Unit 6).

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 or Lawrence Brown lawrence@scotts-property.co.uk 07710 312712

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