

1 High Street,
Cleethorpes, DN35 8LA

TO LET

Flexible retailing premises

Approximately 37.8 sq. m
(407 sq. ft) overall

Comprising open plan retail
area with kitchen

Currently utilised as a cafe

Parking for 1 vehicle to the rear

Benefitting from high levels of
passing footfall

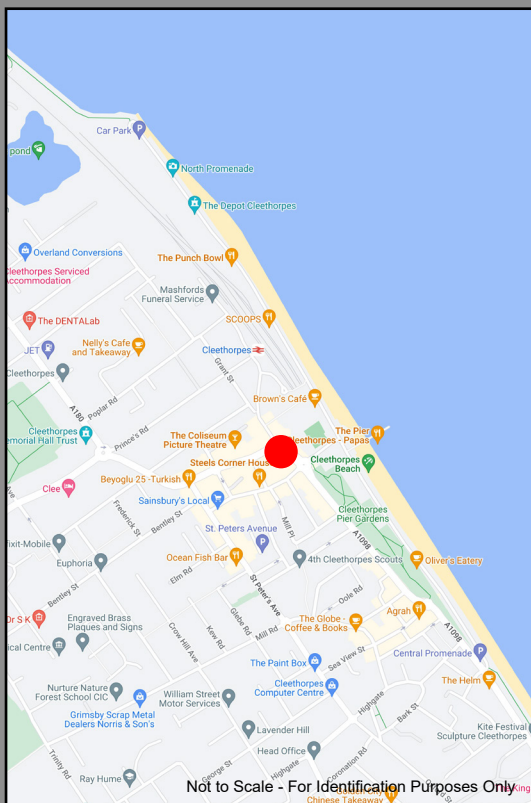
Rent £5,500 p.a + VAT

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 forms part of an established commercial parade fronting Cleethorpes High Street which benefits from both high levels of footfall and passing traffic, particularly during the summer months. St Peter's Avenue, considered to be the primary retail pitch for Cleethorpes, and the Seafront Promenade are situated a short distance away.

DESCRIPTION

The premises provide flexible, open-plan retail accommodation with separate staff WC facilities to the rear, currently incorporating a partitioned kitchen/wash area which can be removed easily. Located behind the property is a reasonably sized public car park which permits a single specified vehicle to be parked within it as part of the agreement.

Nearby occupiers include JD Wetherspoon, Boyes, along with a variety of other local retailers, restaurants and licenced premises.

ACCOMMODATION

In more detail the accommodation comprises

Retail (inc kitchen) 37.8 sq. m (407 sq. ft)

DISPOSAL/LEASE TERMS

The premises are To Let for a minimum term of years to be agreed on an effective repairing and insuring basis at a guide rent of £5,500 per annum (plus VAT). The property is subject to a Service Charge currently reflecting circa £65 pcm (plus 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 £5,700 (Source VOA website), although the premises will require reassessment should a change of use take place. 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 - E (101)

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.7060**

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