

1a High Street,
Cleethorpes, DN35 8LA

TO LET

Retail premises close
to the seafront

Approximately 38.0 sq m
(410 sq ft) overall

Flexible internal configuration with
ability to be entirely open plan

Parking for a specified vehicle in the
car park to the rear

Very high levels of passing traffic

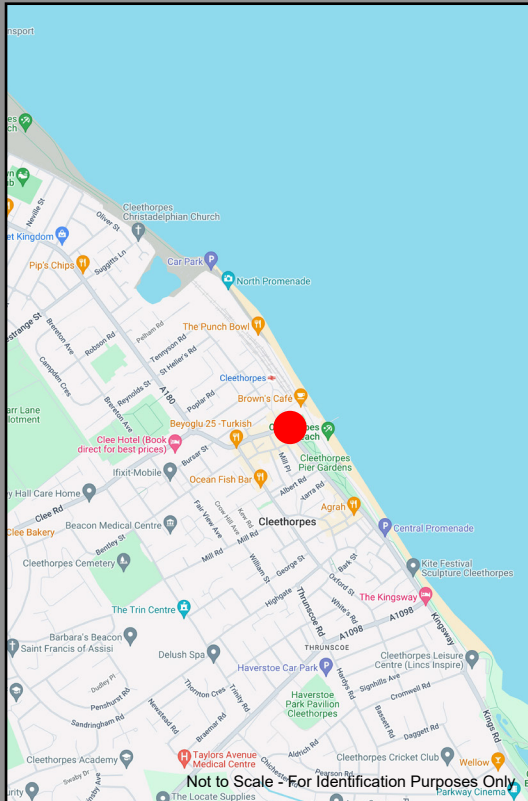
Rent £5,500 p.a
(plus service charge)

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 within the primary leisure strip in Cleethorpes town centre, in close proximity to the Seafront, train station and Market Square. St Peters Avenue, considered to be the primary retail pitch in the town, adjoins High Street to the west, with Alexandra Road (via Sea Road) providing a direct thoroughfare to the North and Central Promenades to the east.

DESCRIPTION

The property has the potential to provide flexible open-plan retail accommodation but is currently split to provide a retail area to the front with ancillary accommodation to the rear and has the benefit of separately accessed, private, staff WC facilities.

The letting will permit a single specified vehicle to be parked within the public car park at the rear of the property at no charge.

Nearby occupiers include JD Wetherspoon and a large number of local retailers, licenced premises, restaurants and service providers.

ACCOMMODATION

Retail 38.0 sq m (410 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 £5,200 (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

The ingoing Tenant will be responsible for all parties' reasonable legal fees incurred in this transaction, together with any Stamp Duty Land Tax that may be payable.

ENERGY PERFORMANCE RATING: D (95)

FURTHER INFORMATION AND TO VIEW

Contact Kerry Burnett-Cox kerry@scotts-property.co.uk 07749 725316 or Nathan Parkes nathan@scotts-property.co.uk 07525 813963

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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