

3 Mill Road,
Cleethorpes, DN35 8HZ

TO LET

Light industrial unit

Suitable as tyre and exhaust
depot or showroom premises

Close to Cleethorpes
town centre

Accommodation totalling
237 sq m (2,550 sq ft)

Open plan/flexible layout

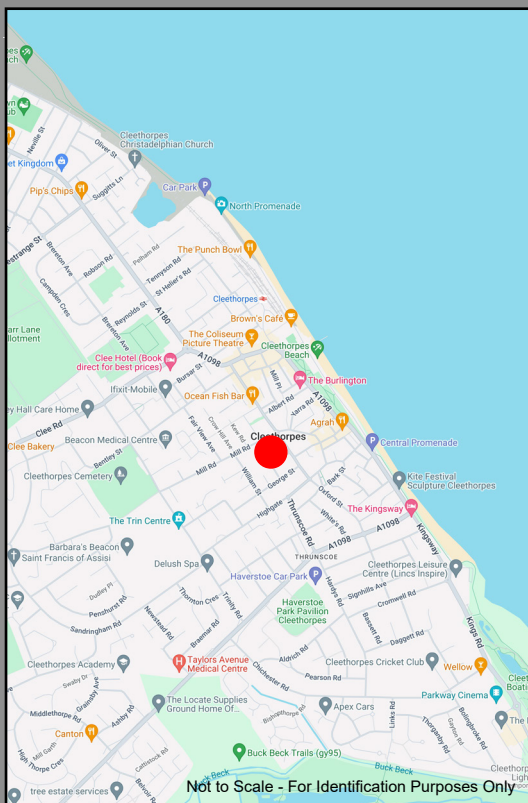
Guide Rent £17,500

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 close to Cleethorpes town centre and attracts a steady flow of footfall while A180 is 400m to the north and provides access to the national road network.

DESCRIPTION

The premises provide flexible, open-plan 'L'-shaped workshop/light industrial accommodation with a timber framed office and x2 WCs to the rear. To the front of the property is a small yard which provides parking for two vehicles.

Neighbouring occupiers are mixed use with residential properties, a church and local retailers in the immediate vicinity while Cleethorpes town centre is nearby and benefits from a number of national, regional and local retailers.

ACCOMMODATION

In more detail the accommodation comprises

Ground Workshop/warehouse 237 sq m 2,550 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 £17,500 per annum.

RATEABLE VALUE

The new occupier will be responsible for the payment of Business Rates at the property. We have been unable to identify a business rating entry and advise that any interested parties make their own enquiries with the Local Authority.

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:

TBC

FURTHER INFORMATION AND TO VIEW

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