

28 Sea View Street,  
Cleethorpes, DN35 8EZ

# TO LET

Restaurant/bar premises

Popular tourist location

Approximately 475.7 sq m  
(5,119 sq ft) overall

Accommodation over 2 floors  
with additional basement

Rare opportunity to acquire  
premises in this area

Guide Rent £40,000 p.a

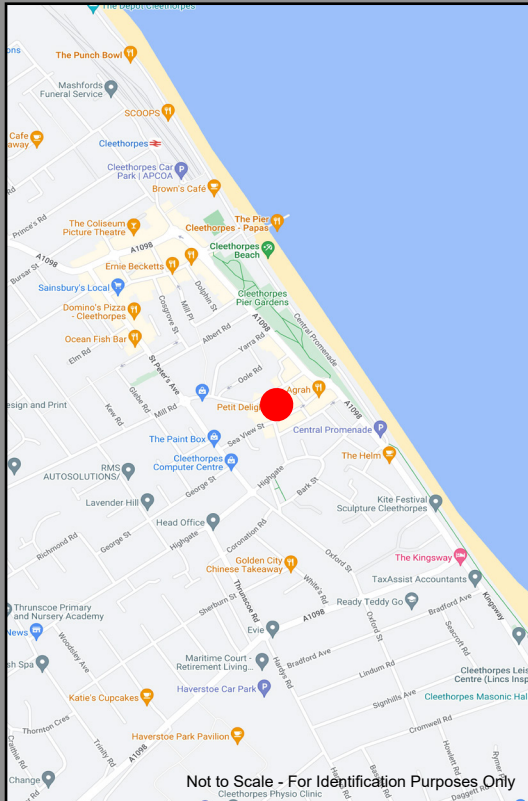
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Not to Scale - For Identification Purposes Only

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## LOCATION

Cleethorpes is a popular residential town with good tourist offering which is utilised to maximise its economy. The town forms part of the larger Grimsby and Cleethorpes conurbation with a population of approximately 88,250. Access into the town is good being by the A180 and the A46 and A16.

The property is located at the confluence of Seaview Street and Cambridge Street which is considered to be an extremely strong niche retailing area, providing a different town centre offer to that contained along St Peter's Avenue. Seaview Street is popular for boutique and independent retailers, café bar operators and was recently runner up in The Great British High Street Awards.

## DESCRIPTION

The property comprises two-storey restaurant/bar which occupies a corner plot within the popular Sea View Street retail area. The building was once home to the Queens Hotel but has since been reconfigured to provide two restaurants with kitchen, stores and WCs to the ground floor and a function room with a further kitchen and ancillary accommodation to the first floor. The property also benefits from a basement and a yard area which until recently has been utilised as a beer garden.

The ancillary accommodation on the first floor may be configured to provide a separately accessed one bedroom flat.

Nearby occupiers include Daniella Draper, Tillett's, Counting House and numerous other niche independent retailers.

## ACCOMMODATION

In more detail the accommodation comprises

Ground floor sales area	159.6 sq m	(1,718 sq ft)
Ground floor ancillary	43.0 sq m	( 462sq ft)
First floor sales area	140.1 sq m	(1,507 sq ft)
First floor ancillary	52.3 sq m	( 563 sq ft)
Basement	80.8 sq m	( 869 sq ft)

## DISPOSAL/LEASE TERMS

The premises are offered Let for a minimum term of years to be agreed on a full repairing and insuring basis at a guide rent of £40,000 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 'Restaurant & Premises' with a Rateable Value of £38,750 (Source VOA website), although the premises will require reassessment should a change of use take place.

## 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:** To be confirmed.

## FURTHER INFORMATION AND TO VIEW

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