

43 St Peter's Avenue,  
Cleethorpes, DN35 8HF

# TO LET

Well located retail premises

Sales area 77.2 sq m (830 sq ft)  
Ancillary 47.9 sq m (515 sq ft)

Prime position in Cleethorpes

Nearby occupiers include  
Cooplands, Superdrug,  
Domino's, Boots, Sainsburys &  
The Works

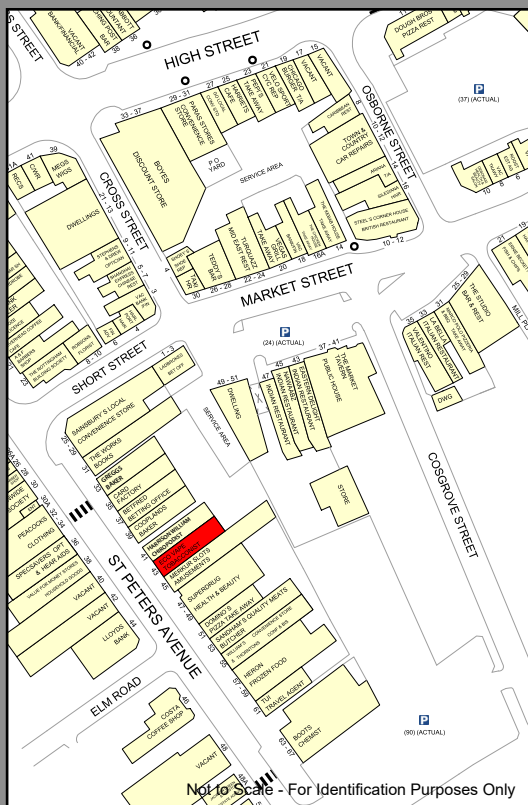
Guide Rent £24,500 p.a

**Scotts**  
01472 267000



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www.scotts-property.co.uk

## LOCATION

The property is situated on the eastern side of St Peter's Avenue within the prime town centre retail pitch. Surrounding occupiers are generally retail in nature including Sainsburys, Greggs, Cooplands and Superdrug in addition to a variety of additional local and regional traders.

## DESCRIPTION

The property comprises open plan retail accommodation, with an aluminium framed shop front, accessed via a recessed entrance doorway with first floor ancillary accommodation providing storage and offices together with a small kitchen and 2 WCs. The premises benefit from a full width electric roller security shutter. Free parking is available immediately outside the premises on St Peters Avenue.

## ACCOMMODATION

In detail the accommodation comprises:

Ground floor	Sales area	77.2 sq m	830 sq ft
First floor	Office/storage	47.9 sq m	515 sq ft

## DISPOSAL/LEASE TERMS

The premises are offered To Let for a term of years to be agreed on a full repairing and insuring basis at a guide rent of £24,500 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 'Shop & Premises' with a Rateable Value of £18,500 (Source: VOA website).

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

**NOTE:** Interested parties should note that the landlord of these premises has a connection with Scotts.

## ENERGY PERFORMANCE RATING: 'D'

## FURTHER INFORMATION AND TO VIEW

Contact Lawrence Brown [lawrence@scotts-property.co.uk](mailto:lawrence@scotts-property.co.uk)  
07710 312712 or Kerry Burnett-Cox [kerry@scotts-property.co.uk](mailto:kerry@scotts-property.co.uk)  
07749 725316

Offices: Hull 66 - 68 Humber Street, HU1 1TU Scunthorpe Sovereign House, Arkwright Way, DN16 1AL Grimsby 12 Town Hall Street, DN31 1HN CS.7078

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