

58 St Peters Avenue,
Cleethorpes, DN35 8HP

INVESTMENT

Town centre location

c.125.9 sq. m (1,354 sq. ft) overall

Ground floor retail / office
and first floor offices

New commercial lease
until 19 Dec 2026

Car parking for 3 vehicles

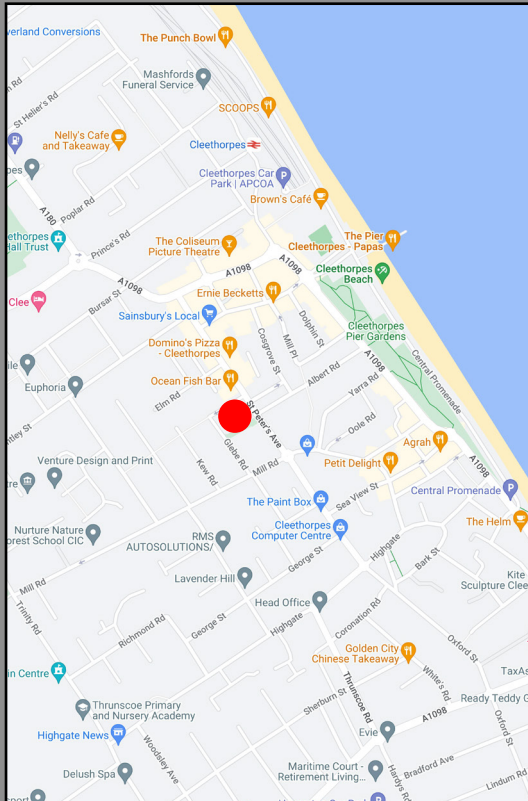
Nearby occupiers include Co-Op Food
Store & St Andrews Hospice

Guide Price £165,000



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INVESTMENT



Scotts
01472 267000
www.scotts-property.co.uk

LOCATION

St Peter's Avenue is the main retailing area serving the town of Cleethorpes with national occupiers including Sainsbury's, Lloyds Bank, Boots, Superdrug and Heron all located nearby, together with a number of regional and local operators. The street is served well by a large Pay & Display car park, together with a significant amount of free on-street parking.

DESCRIPTION

The property comprises a semi-detached former dwelling that has since been altered and reconfigured to provide retail/office accommodation to the ground floor with ancillary storage while further offices/storage and ancillary accommodation is available at first floor level.

To the rear, the property is accessible via Bowling Lane and also benefits from three car parking spaces.

The premises are currently let to a well-respected and long-established local estate agent who has been in occupation since 2005 and has just committed to a new lease expiring in December 2026.

ACCOMMODATION

Ground Office/retail	57.0 sq m	613 sq ft
Ground Store	14.5 sq m	156 sq ft
First Office	46.4 sq m	499 sq ft
First Ancillary	8.0 sq m	86 sq ft

DISPOSAL/LEASE TERMS

The premises are offered For Sale at a guide price of £165,000, subject the reversionary lease detailed below:

Tenant	Lease Term	Expiring	Rent	Business Rates	EPC
Joy Walker Estate Agents	3 years	19 Dec 2026	£13,650 p.a.	£8,600	TBC

A sale of £165,000 reflects a net initial yield of 8% after making an allowance for purchasers' costs.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred together with any Stamp Duty Land Tax that may be payable.

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

Please note - the vendor of this property is a connected person under the provisions of the Estate Agents Act 1979

Offices: Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimsbey** 12 Town Hall Street, DN31 1HN **CS.7025**

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