

1 St. Peters Avenue,
Cleethorpes, DN35 8HQ

FOR SALE

Prime corner location in
Cleethorpes town centre

Ground floor sales area:
92.9 sq m (1,000 sq ft)

First floor ancillary space:
110.0 sq m (1,184 sq ft)

Suitable for a variety of retail or
hospitality uses

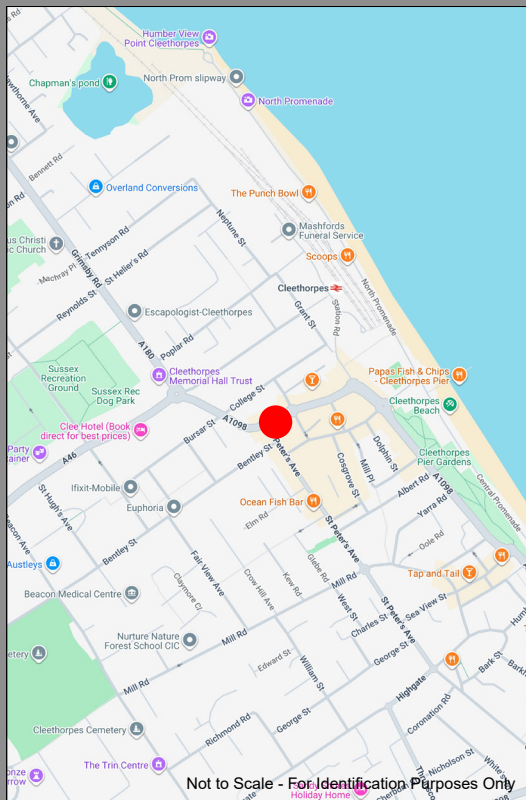
Guide Price £275,000

Scotts
01472 267000



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Location

The property occupies a highly prominent corner position at the busy junction of St. Peters Avenue and High Street, placing it at one of the most visible and accessible spots within Cleethorpes town centre. St. Peters Avenue serves as the town's main retail thoroughfare, bustling with local and visiting shoppers, while High Street complements this with a strong leisure and dining offer, creating a vibrant commercial hub. The premises benefit from excellent footfall generated by both local residents and tourists, and the location is particularly convenient for vehicular access via the nearby A180, making it easy for customers traveling from surrounding areas to reach the site. Public transport links and nearby parking facilities further enhance accessibility.

Description

This two-storey commercial property comprises a spacious and well-proportioned ground floor retail area, complemented by generous ancillary accommodation on the first floor. The building's prominent corner frontage offers excellent street-level visibility and signage opportunities, ideal for attracting passing trade. The flexible layout lends itself well to a variety of uses including retail, restaurant, bar, café, or other leisure-based businesses, subject to the necessary planning permissions. The property presents a fantastic opportunity for an owner-occupier or investor seeking a prominent position within a lively coastal town centre environment.

Floor	Description	Area (sq m)	Area (sq ft)
Ground Floor	Sales Area	92.9	1,000
First Floor	Ancillary Space	110.0	1,184
Total		202.9	2,184

Tenure

The property is offered for sale on a freehold basis with vacant possession at an asking price of £275,000.

Rateable Value

The property is listed in the current Rating List as: "Restaurant and Premises" with a Rateable Value of £19,750. (Interested parties are advised to make their own enquiries with the Local Authority.)

Legal Costs

Each party will bear their own legal costs in connection with any transaction, including any applicable Stamp Duty Land Tax (SDLT).

VAT

All figures quoted are exclusive of VAT, which may be chargeable in addition.

Energy Performance Certificate (EPC)

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Further Information / Viewings

For further details or to arrange a viewing, please contact:

Lawrence Brown

lawrence@scotts-property.co.uk

07710 312712

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