

Ground floor, 149 Tiverton Street
Cleethorpes, DN35 7EF

TO LET

Fish and chips take-away with
ancillary areas

Approximately 22.5 sq m (243
sq ft) overall

Comprising a traditional sales
area with ancillary space to the
rear

External areas including a store
and single parking space

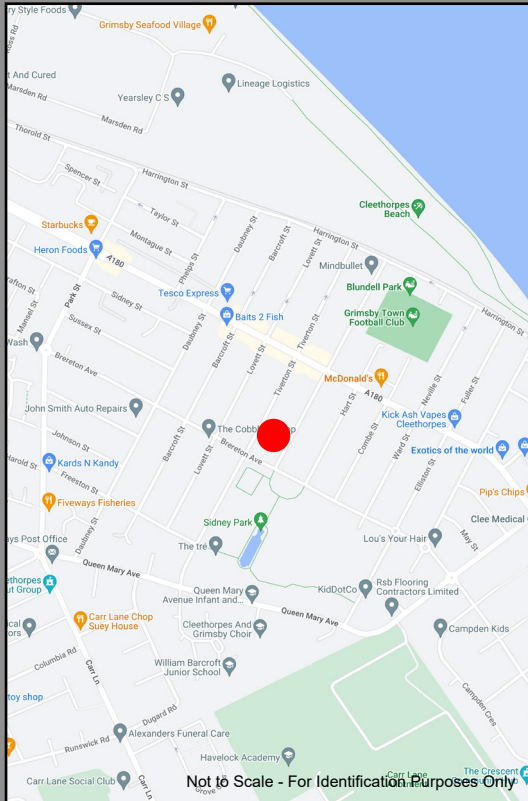
Guide Rent £10,400 p.a

Scotts
01472 267000



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Not to Scale - For Identification Purposes Only

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www.scotts-property.co.uk

LOCATION

The town of Cleethorpes forms part of the larger Grimsby and Cleethorpes conurbation with a population of approximately 40,000. The property is located on the eastern side of Tiverton Street, forming part of a densely populated area on the western periphery of the town. Grimsby Road, which forms the primary route in to the resort, is located to the north, with occupiers including McDonalds, Tesco Express and Grimsby Town Football Club being represented.

DESCRIPTION

The property comprises part of the ground floor within a two-storey, mid-terraced, mixed-use premises, comprising a fish and chips takeaway restaurant and a separately accessed three bedroomed flat above. Internally, the property provides a sales area to the front, which is linked to a preparation area behind. To the rear, the property benefits from a patio garden area, which is shared with the residential occupier and contains a single-storey brick store.

ACCOMMODATION

In more detail the accommodation comprises

Ground Floor		
Retail	12.3 sq m	(133 sq ft)
Ancillary	10.2 sq m	(110 sq ft)

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 £1,000 (Source: VOA website), although the premises will require reassessment should a change of use take place. The new occupier may be eligible for Small Business Rates Relief but should make contact with North East Lincolnshire Council for confirmation.

LEASE TERMS

The premises are offered To Let for a minimum term of years to be agreed on an effective full repairing and insuring basis at a guide rent of £10,400 per annum.

LEGAL COSTS

The ingoing Tenant will be responsible for all parties' reasonable legal fees incurred in this transaction, together with any Stamp Duty Land Tax that may be payable.

ENERGY PERFORMANCE RATING: D (95)

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

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