

31 St Peters Avenue,
Cleethorpes, DN35 8HF

TO LET

Good sized retail premises

Accommodation extending to
approximately 176.9 sq m (1904
sq ft) overall

Prime retail location
in Cleethorpes

First floor storage
and ancillary space

Nearby occupiers include Greggs,
Shoes Zone, Cooplands,
Sainsbury's and the Card Factory

Guide Rent £30,000 p.a

Scotts
01472 267000



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LOCATION

The property is situated on the eastern side of St Peters Avenue within the prime town centre retail pitch. Surrounding occupiers are generally retail in nature, with neighbouring residents including Sainsburys, Greggs, Shoe Zone, Couplands and the Card Factory, in addition to a variety of regional and local traders.

DESCRIPTION

The property comprises open plan retail accommodation on the ground floor, with two store rooms, two WC's, together with an office and small kitchen on the first floor. Loading access is available at the rear via Market Place.

ACCOMMODATION

In more detail the accommodation comprises

Ground Floor		
Retail	130.5 sq m	1,404 sq ft
First Floor		
Office	75.5 sq m	813 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 £20,750 (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.

DISPOSAL TERMS

The premises are offered To Let for a minimum term of years to be agreed on a full repairing and insuring basis at a guide rent of £30,000 per annum.

ENERGY PERFORMANCE RATING: C (56)

LEGAL COSTS

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

FURTHER INFORMATION AND TO VIEW

Contact *Lawrence Brown* lawrence@scotts-property.co.uk
07710 312712 or *Kerry Burnett-Cox* kerry@scotts-property.co.uk 07749 725316

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