

48 St Peter's Avenue,
Cleethorpes, DN35 8HP

TO LET

Large retail premises in town
centre location

Sales area
336.0 sq m (3,616 sq ft)

Ground and first floor storage and
self-contained 3-bedroom flat

Nearby occupiers include Boots,
Costa, Lloyds Bank & Sainsbury's

Guide Rent £55,000 p.a.

Scotts
01472 267000



48 St Peter's Avenue,
Cleethorpes, DN35 8HP

TO LET



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

LOCATION/DESCRIPTION

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.

The property comprises a large building, substantially extended and converted to provide retail accommodation to the ground floor with ancillary storage. Further storage is available at first floor level with access provided by a goods lift. In addition, the property comprises a 3-bedroom self-contained flat independently accessed from the remainder of the property.

The premises are accessible from the rear via Elm Road, providing loading access.

ACCOMMODATION

Ground Floor Sales Area	336.0 sq m	(3,616 sq ft)
Loading Bay/Goods In Area	29.6 sq m	(319 sq ft)
First Floor Stores	174.6 sq m	(1,878 sq ft)
Flat (comprising lounge/kitchen, 3 bedrooms, bathroom)	93.0 sq m	(101 sq ft)

LEASE 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 £55,000 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 £45,500 (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. The flat is listed as being within Council Tax Band A for the year 2021-2022 at £1,336.33 per annum.

LEGAL COSTS

The incoming 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: To be confirmed (none found)

FURTHER INFORMATION AND TO VIEW

Contact Lawrence Brown lawrence@scotts-property.co.uk 07710 312712.

Offices: Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimby** 12 Town Hall Street, DN31 1HN **CS.6896**

Disclaimer: Scotts, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of Scotts has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.