

50 Oole Road,
Cleethorpes, DN35 8LR

TO LET

Prominent retail space
extending to approx.
34.9 sq m (375 sq ft)

Flexible accommodation
suitable for retail or office use

Close to St. Peter's Avenue &
Sea View Street retail pitches

Traditional shop-front for road-
side advertisement

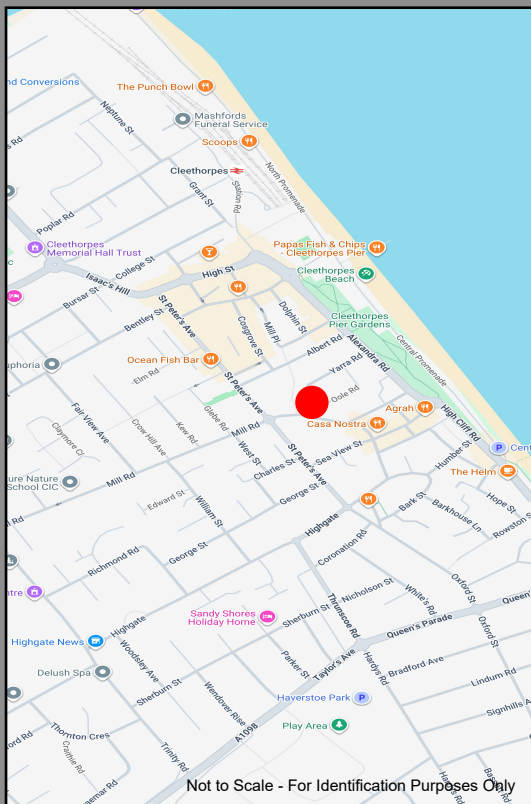
Guide Rent: £9,000 p.a

Scotts
01472 267000



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Not to Scale - For Identification Purposes Only

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LOCATION

Cleethorpes is a popular and vibrant coastal town, attracting visitors from across the North of England with its sandy beaches, leisure facilities and busy retail areas. The property occupies a central position within the town centre, close to the prime retail locations of St Peter's Avenue and Sea View Street, and benefits from excellent proximity to the seafront. Nearby occupiers include Cleethorpes Town Hall, Civic Offices, St Peter's Primary School & Children's Centre, Message in a Bottle, Premier Express, together with a range of national and independent retailers.

DESCRIPTION

The property occupies a prominent end-terrace position with return frontage to Cambridge Road. The accommodation comprises a single-storey retail/office unit, ideally suited to office, marketing or small retail use. Internally, the premises provide an open-plan sales area, lobby space and a private WC.

ACCOMMODATION

Ground Floor 34.9 sq m 375 sq ft

LEASE TERMS

The premises are available 'To Let' at a rent of £9,000 per annum. The tenant will be responsible for all internal repairs, including the shopfront, while the landlord will be responsible for the upkeep of the exterior. Lease term will be 5 years.

RATEABLE VALUE

The new occupier will be responsible for the payment of Business Rates at the property. The premises are listed within the 2026 Rating List as 'Shop & Premises' with a Rateable Value of £7,700 (source: VOA website) although the premises will require reassessment should a change of use take place.

LEGAL COSTS

The ingoing tenant will be responsible for their own legal costs incurred in respect of this transaction together with any Stamp Duty Land Tax that may be payable

ENERGY PERFORMANCE RATING

No EPC currently in place

FURTHER INFO AND TO VIEW

Lawrence Brown lawrence@scotts-property.co.uk 07710 312712
Jordan Clarke jordan@scotts-property.co.uk

NOTE: The landlord of this property is a connected person under the Estate Agents Act 1979

Offices: Hull 66 - 68 Humber Street, HU1 1TU Scunthorpe Sovereign House, Arkwright Way, DN16 1AL Grimsby 12 Town Hall Street, DN31 1HN **CS.7243**

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