

6 Market Street,
Cleethorpes, DN35 8LY

TO LET

Flexible retailing premises

Approximately 37.3 sq. m
(401 sq. ft) overall

Comprising open plan retail
area with small kitchenette

Parking for 1 vehicle to the rear

Benefitting from high levels of
passing footfall

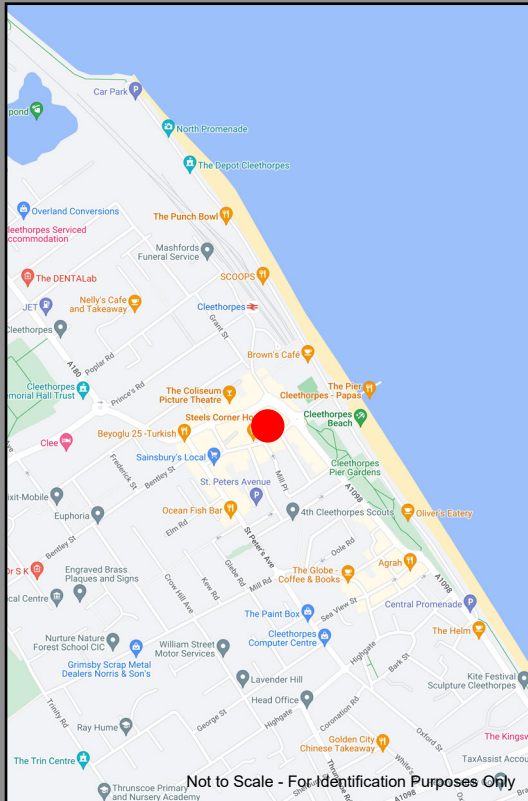
Rent £5,500 p.a + VAT

Scotts
01472 267000



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LOCATION

Cleethorpes is a popular town and tourist resort forming part of a larger Grimsby and Cleethorpes conurbation. The property is positioned within the primary leisure strip in Cleethorpes town centre, in close proximity to the Seafront, train station and Market Square. St Peters Avenue, considered to be the primary retail pitch in the town, adjoins Market Street (via Short Street) to the west, with Sea Road providing a direct thoroughfare to the North and Central Promenades to the east.

DESCRIPTION

The property comprises mid-terrace, single storey retail premises, which have the potential to provide entirely open-plan retail accommodation, but currently houses a small ancillary store, with separately accessed, private staff WC facilities to the rear. Located to the rear of the property is a publicly accessed car park, in which the Tenant will be permitted to park a single specified vehicle as part of this agreement. Nearby occupiers include Sainsburys and Ladbrokes, in addition to a large number of local retailers, licenced premises, restaurants & service providers.

ACCOMMODATION

In more detail the accommodation comprises

Retail (inc porch) 33.3 sq. m (358 sq. ft)

Ancillary 4.0 sq. m (43 sq. ft)

DISPOSAL/LEASE TERMS

The premises are To Let for a minimum term of years to be agreed on an effective repairing and insuring basis at a guide rent of £5,500 per annum (plus VAT). The property is subject to a Service Charge currently reflecting circa £65 pcm (plus VAT).

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 £4,050 (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.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred together with any Stamp Duty Land Tax that may be payable.

ENERGY PERFORMANCE RATING - D (87)

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

Offices: Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimsby** 12 Town Hall Street, DN31 1HN **CS.7061**

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