

8 St Peter's Avenue,
Cleethorpes, DN35 8HJ

TO LET

Town centre location

High levels of footfall

Approximately 63.5 sq. m
(683 sq. ft) overall

Ground floor open plan retail
unit with ancillary space

Nearby occupiers include
Lloyds Bank, Specsavers and
Domino's Pizza

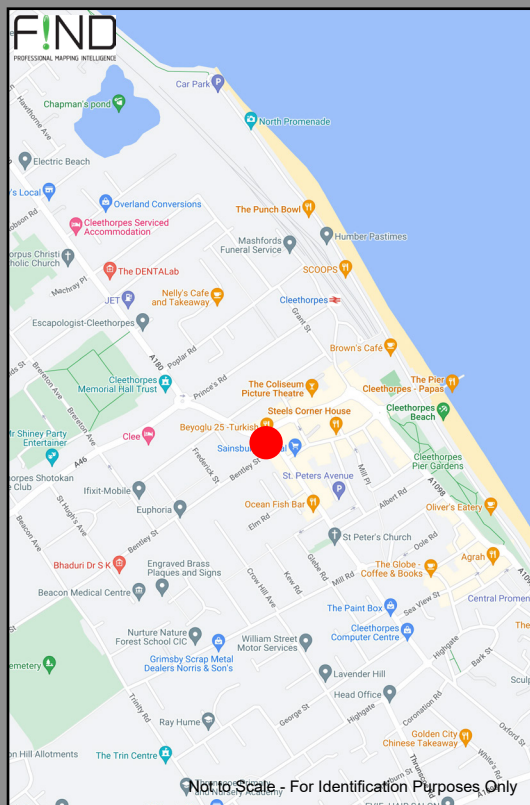
Rent £12,000 p.a

Scotts
01472 267000



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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 (Census:2011). Cleethorpes stands as a hub for culture and tourism in the area, offering a well-established visitor economy and an array of leisure activities that cater to both residents and tourists.

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.

DESCRIPTION

The property comprises the ground floor of a mid-terrace premises which would once have been entirely residential in nature but now provides an open plan retail area to the front of the property with a store room, kitchenette and WC to the rear.

ACCOMMODATION

In more detail the accommodation comprises;

Ground Retail 39.8 sq. m 428 sq. ft

Ground Ancillary 23.7 sq. m 255 sq. ft

DISPOSAL/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 £12,000 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 £10,000 (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.

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: To be confirmed.

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.7062**

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