

1 High Street,
Cleethorpes, DN35 8LA

TO LET

Café premises in close proximity to
the seafront

Extends to approximately
37.8 sq m (407 sq ft) overall

Benefitting from an A3 planning
consent

Includes parking for a specified
vehicle in the car park to the rear

Some fixtures available by way of
separate negotiation

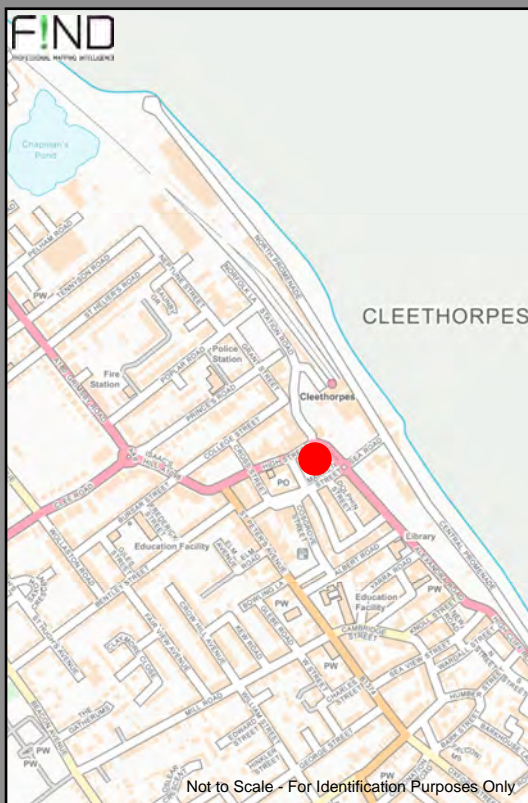
**Guide Rent £5,200 p.a.
(plus Service Charge)**

Scotts
01472 267000



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www.scotts-property.co.uk

LOCATION/DESCRIPTION

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 High Street to the west, with Alexandra Road (via Sea Road) providing a direct thoroughfare to the North and Central Promenades to the east.

The property has the potential to provide flexible open-plan retail accommodation but is currently split to provide a small prep area to the rear and has the benefit of separately accessed, private, staff WC facilities. The tenant will also have use of a communal bin store, located at the rear of the property.

The letting will permit a single specified vehicle to be parked within the public car park at the rear of the property at no charge.

Nearby occupiers include JD Wetherspoon, William Hill and Ladbrokes, in addition to a large number of local retailers, licenced premises, restaurants and service providers.

ACCOMMODATION

Retail 37.8 sq m (407 sq ft)

LEASE TERMS

The premises are offered To Let for a term of years expiring on the 31 December 2020 with a mutual break option actionable on the 1 January each year on an internal repairing basis at a rent of £5,200 per annum. The property is also subject to a Service Charge, currently reflecting approximately £50 per calendar month (as at August 2019) which covers external repairs, site management and the maintenance of communal areas. Both of these charges are subject to 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 £3,750 (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.

LEGAL COSTS

The ingoing 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: Awaiting Confirmation

FURTHER INFORMATION AND TO VIEW

Contact Andrew Parker andrew@scotts-property.co.uk 07525 813963

Offices: Hull 94 Alfred Gelder Street, HU1 2AN Scunthorpe Sovereign House, Arkwright Way, DN16 1AL Grimsby 12 Town Hall Street, DN31 1HN **CS.6642**

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