

Unit 8, Kennedy Way Shopping Centre,
Immingham, DN40 2AB

TO LET

Flexible retail unit within a
popular location

Extending to approximately
74.2 sq m (798 sq ft) overall

Providing clear-span retail
accommodation

Ancillary facilities to the rear

Suitable for a variety of
different uses

Guide Rent £12,000 p.a.

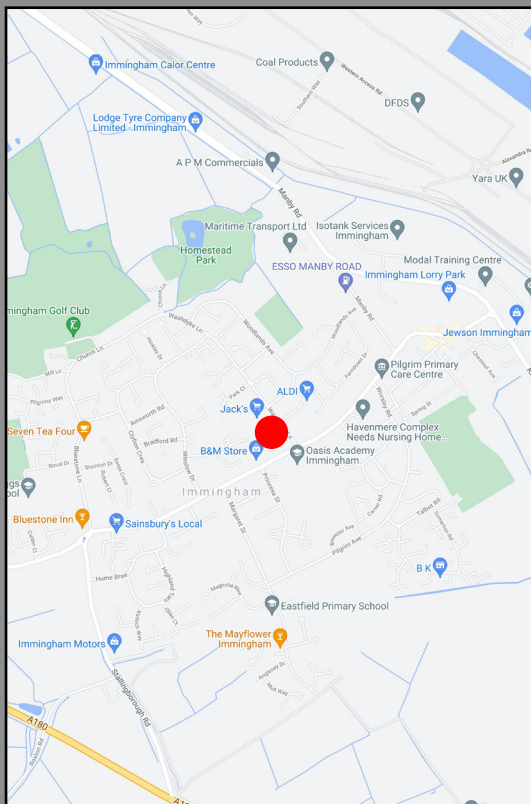


Scotts
01472 267000



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www.scotts-property.co.uk

LOCATION/DESCRIPTION

Immingham is a port and town, positioned on the south bank of the Humber Estuary, with a resident population of approximately 10,750. The Kennedy Way Shopping Centre forms part of the main town centre retail provision within Immingham, with occupiers including Cooplands bakery, BetFred and Coral bookmakers, Lloyds bank and Lloyds Pharmacy, in addition to a number of other local businesses and service providers.

The Centre generally comprises two, three-storey, mixed-use blocks, providing retail accommodation on the ground floor and a number of small flats on the upper floors. Even numbered units are positioned on the eastern side, with odd numbered units positioned on the western side.

Unit 8 comprises a mid-terraced retail unit, which was most recently occupied as a clothes shop. The internal aspect provides open plan retail accommodation with storage, kitchen and WC facilities to the rear.

ACCOMMODATION

Retail 50.6 sq m (544 sq ft)

Ancillary 23.6 sq m (254 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 £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 £13,250 (Source: VOA website), although this is not the amount you will pay, and the new occupier may be eligible for some Small Business Rates Relief but should make contact with North East Lincolnshire Council for confirmation. Additionally, the premises will require reassessment should a change of use take place'

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.

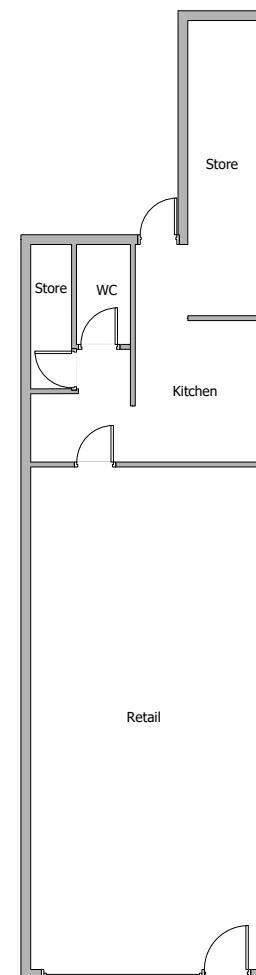
ENERGY PERFORMANCE RATING: D (100)

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 **Grimby** 12 Town Hall Street, DN31 1HN **CS.6854**

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Not to Scale - For Identification Purposes Only