

3 High Street,  
Cleethorpes, DN35 8LA

# TO LET

Flexible retail premises in close proximity to the seafront

Accommodation extending to approx. 38.8 sq m (418 sq ft) overall

Benefitting from very high levels of passing vehicular traffic

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

Available by way of a flexible agreement

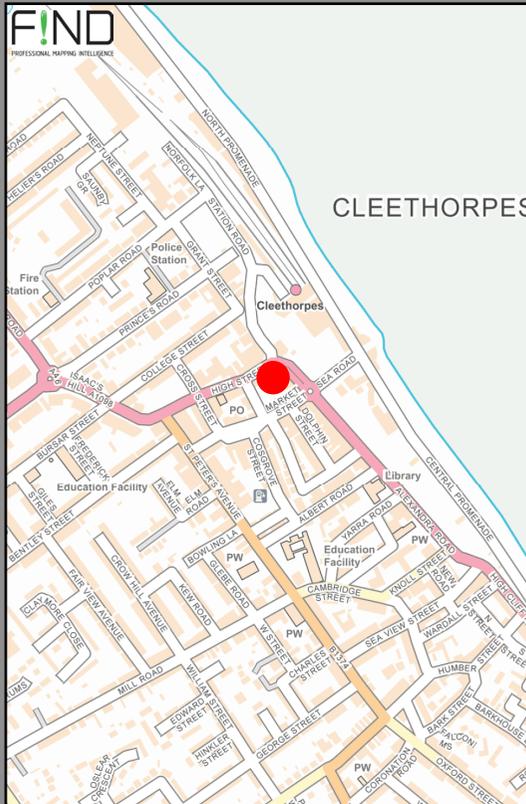
**Guide Rent £5,000 p.a.**  
(plus Service Charge)

**Scotts**  
01472 267000



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## 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 kitchenette to the rear and has the benefit of separately accessed, private, staff WC facilities. To the rear of the property is a reasonably sized public car park which will permit a single specified vehicle to be parked within it as part of this agreement.

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 38.8 sq m (418 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 effective full repairing basis at a rent of £5,000 per annum. The property is also subject to a Service Charge, currently reflecting approximately £50 per calendar month (as at April 2019) which covers external repairs, site management and the maintenance of communal areas. Please note that VAT is charged on both rent and service charge.

## 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 £4,450 (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.

**ENERGY PERFORMANCE RATING:** Awaiting Confirmation

## LEGAL COSTS

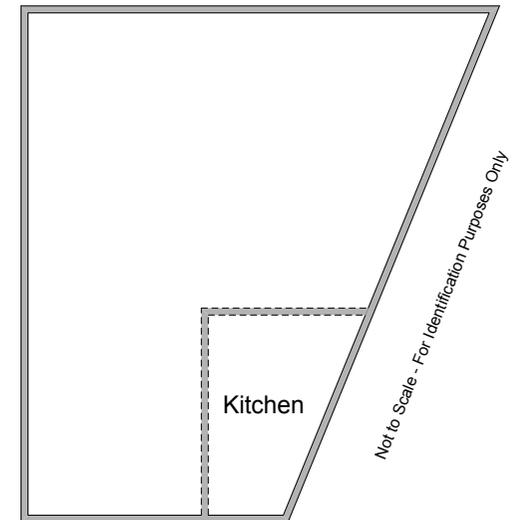
The ingoing tenant will be responsible for all reasonable legal costs incurred together with any Stamp Duty Land Tax that may be payable.

## FURTHER INFORMATION AND TO VIEW

Contact: Andrew Parker [andrew@scotts-property.co.uk](mailto:andrew@scotts-property.co.uk) 07525 813963 or Lawrence Brown [lawrence@scotts-property.co.uk](mailto:lawrence@scotts-property.co.uk) 07710 312712

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