

47A Grimsby Road,
Cleethorpes, DN35 7AQ

TO LET

Ground floor retail unit
within popular location

High levels of passing
footfall and traffic

Extending to approximately
545 sq ft (50.7 sq m)

Comprising open plan
retail area with
kitchen/store and WC

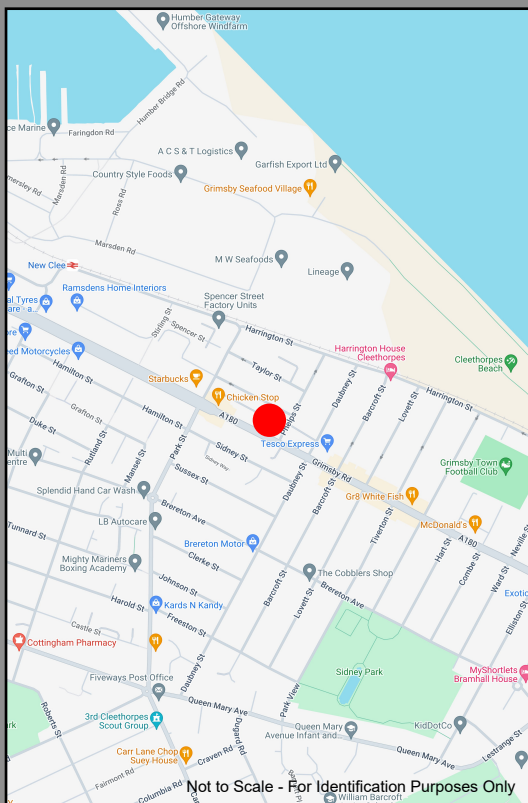
GUIDE RENT
£4,250 per annum

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. The town is situated approximately 27 miles east of Scunthorpe and 32 miles south-east of Kingston upon Hull. Whilst Grimsby provides the main administrative hub for the North East Lincolnshire area and in more recent years has experienced a considerable capital investment for enlarged offshore windfarm projects, Cleethorpes provides a more cultural and tourist related offer centred around its long-established visitor economy and leisure offer to both visitors and residents alike. Within this context the property is situated to the northern side of Grimsby Road, the main route to Cleethorpes town centre from the A180 within a terrace of similar properties.

DESCRIPTION

The property comprises a ground floor retail unit with open plan retail accommodation to the front with a kitchen/store and WC to the rear.

A variety of occupiers nearby include Tesco and St Andrews Hospice while a number of local convenience stores and takeaways are also situated within the locality.

ACCOMMODATION

Ground Retail	41.0sq m	(441 sq ft)
Ground Ancillary	9.7 sq m	(104 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 £4,250 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 £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

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 (88)

FURTHER INFORMATION AND TO VIEW

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