

3 High Street,
Cleethorpes, DN35 8LA

TO LET

Flexible retail premises close to
seafront

High levels of passing footfall
and traffic

Approximately 38.8 sq m
(418sq ft) overall

Open plan retail
accommodation with ancillary
space & parking for one vehicle

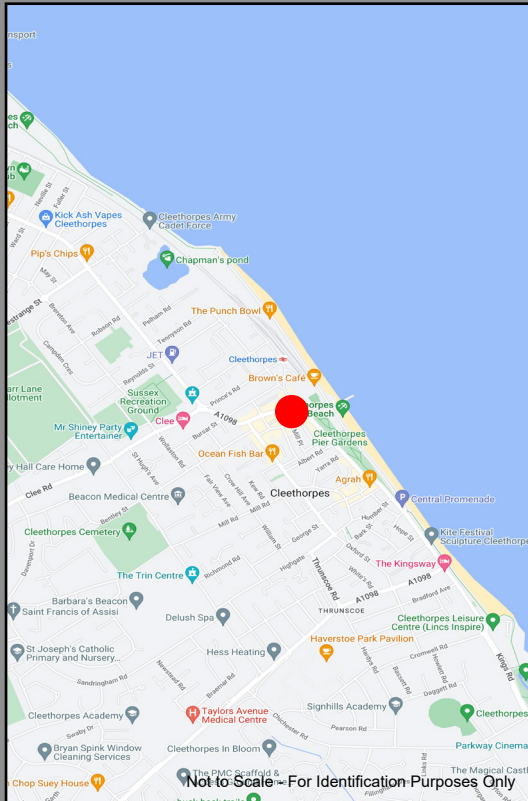
Guide Rent £5,500 p.a

Scotts
01472 267000



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www.scotts-property.co.uk

LOCATION

The property forms part of an established commercial parade fronting Cleethorpes High Street which benefits from both high levels of footfall and passing traffic, particularly during the summer months. St Peter's Avenue, considered to be the primary retail pitch for Cleethorpes, and the Seafront Promenade are situated a short distance away.

DESCRIPTION

The premises provide flexible, open-plan retail accommodation with a kitchenette and separate staff WC facilities to the rear. Located behind the property is a reasonably sized public car park which permits a single specified vehicle to be parked within it as part of the agreement.

Nearby occupiers include JD Wetherspoon along with a variety of local retailers, restaurants and licenced premises.

ACCOMMODATION

In more detail the accommodation comprises:

Retail	34.0 sq m	(367 sq ft)
Kitchenette	4.8 sq m	(51 sq ft)

DISPOSAL/LEASE TERMS

The premises are offered To Let for a minimum term of years to be agreed on an effective repairing and insuring basis at a guide rent of £5,500 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 £5,900 (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: 'E'

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

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