

Unit 6 Andersons Yard, Grant Street
Cleethorpes, DN35 8AT

TO LET

First floor workshop/light
industrial unit

Approximately
87.6 sq m (943 sq ft) overall

Flexible accommodation

Shared yard space

Nearby occupiers include a number
of local and leisure retailers

Guide Rent £1,200 p.a.

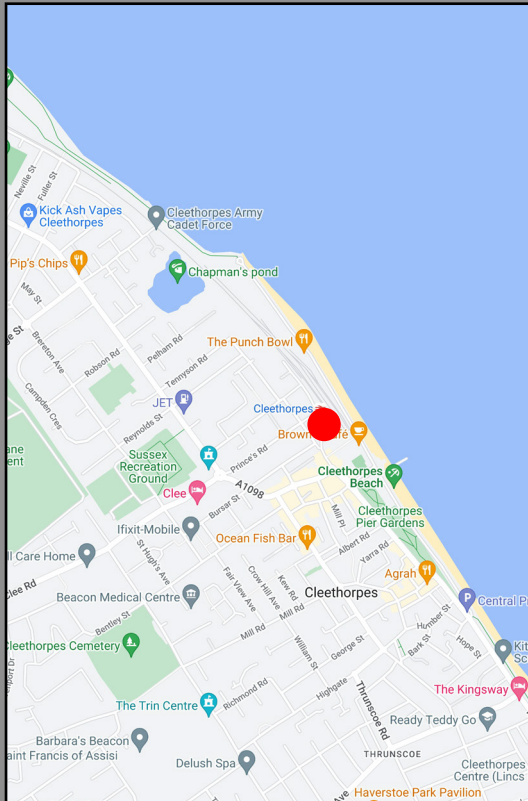
Scotts
01472 267000



Only part of the property shown is available

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Cleethorpes, DN35 8AT

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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 close to the primary leisure strip in Cleethorpes town centre, in close proximity to the Seafront and Cleethorpes train station.

The premises provide flexible, first floor, workshop/light industrial accommodation accessed via an external staircase as well as separate shared WC facilities. To the front of the property is a small shared yard.

Nearby occupiers include a number of local retailers as well as restaurants and licenses premises.

ACCOMMODATION

Ground floor 87.6 sq m (943 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 £1,200 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 'Workshop & Premises' with a Rateable Value of £2,650 (Source VOA website) (to be split with Unit 4).

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: Not required.

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 **Grimsby** 12 Town Hall Street, DN31 1HN **CS.7024**

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