

3 Mill Road,  
Cleethorpes, DN35 8HZ

## FOR SALE / TO LET

Light industrial unit

Suitable as tyre and exhaust  
depot or showroom premises

Close to Cleethorpes  
town centre

Accommodation totalling  
237 sq m (2,550 sq ft)

Open plan/flexible layout

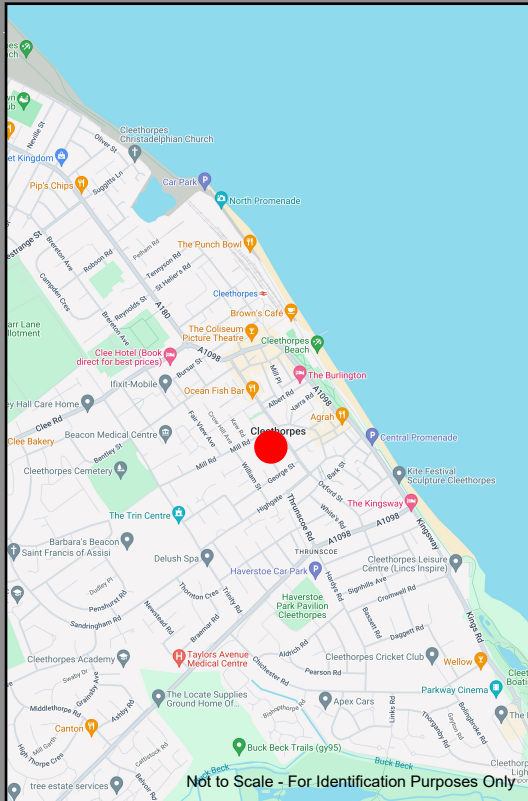
**Guide Price £150,000**  
**Guide Rent £17,500 p.a**

**Scotts**  
01472 267000



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## LOCATION

Cleethorpes is a popular town and tourist resort forming part of a larger Grimsby and Cleethorpes conurbation.

The property is positioned close to Cleethorpes town centre and attracts a steady flow of footfall while A180 is 400m to the north and provides access to the national road network.

## DESCRIPTION

The premises provide flexible, open-plan 'L'-shaped workshop/light industrial accommodation with a timber framed office and x2 WCs to the rear. To the front of the property is a small yard which provides parking for two vehicles.

Neighbouring occupiers are mixed use with residential properties, a church and local retailers in the immediate vicinity while Cleethorpes town centre is nearby and benefits from a number of national, regional and local retailers.

## ACCOMMODATION

In more detail the accommodation comprises

Ground Workshop/warehouse      237 sq m      2,550 sq ft

## DISPOSAL/LEASE TERMS

The premises are offered For Sale at a guide price of £150,000 or To Let for a minimum term of years to be agreed on a full repairing and insuring basis at a guide rent of £17,500 per annum.

## RATEABLE VALUE

The new occupier will be responsible for the payment of Business Rates at the property. We have been unable to identify a business rating entry and advise that any interested parties make their own enquiries with the Local Authority.

## 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:

TBC

## FURTHER INFORMATION AND TO VIEW

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