

44 St. Peters Avenue,  
Cleethorpes, DN35 8HL

## FOR SALE / TO LET

Prominently positioned town  
centre premises

Area 243.9 sq m / 2,625 sq ft

Situated in the heart of  
Cleethorpes' main retail area

Car park for 6 vehicles

Potential to extend

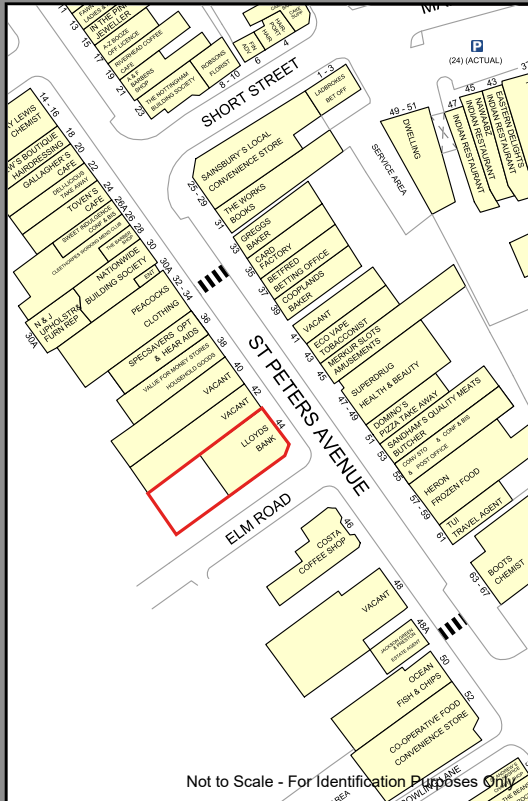
£425,000 or £37,500 p.a

**Scotts**  
01472 267000



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## LOCATION

Cleethorpes forms part of the larger Grimsby and Cleethorpes conurbation and is a popular town with a thriving tourist industry and local population. Retail provision within Cleethorpes is predominantly concentrated around St Peters Avenue and the area has fared well over recent years with foot flow and property values steadily increasing.

## DESCRIPTION

The premises are situated at the corner of St Peters Avenue and Elm Road with their most recent use being as a bank. The property was extended many years ago and in addition to providing retail accommodation to the ground floor with ancillary space above, the property also benefits from a car park accessed via Elm Road. Nearby occupiers include Costa, Superdrug, Boots, Sainsburys and Greggs.

## ACCOMMODATION

|              |            |             |
|--------------|------------|-------------|
| Ground Floor |            |             |
| Sales Area   | 137.7 sq m | 1,482 sq ft |
| Ancillary    | 25.5 sq m  | 274 sq ft   |
| First Floor  |            |             |
| Ancillary    | 80.7 sq m  | 869 sq ft   |
| Car Park     | 6 spaces   |             |

## DISPOSAL/LEASE TERMS

The premises are available for sale or to let at an asking price of £425,000 or a guide rent of £37,500 per annum for a lease on full repairing and insuring terms.

## 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 'Bank and Premises' with a Rateable Value of £41,250 (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 in respect of any transaction together with any Stamp Duty Land Tax that may be payable.

## VAT

The above amounts have been quoted exclusive as VAT and the incidence thereof has not been taken into account. The property is not currently elected for VAT.

## ENERGY PERFORMANCE RATING: D

## FURTHER INFORMATION AND TO VIEW

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