

4 Market Street
Cleethorpes, DN35 8LY

TO LET

Flexible retail premises with parking

Extending to approximately
36.5 sq m (392 sq ft) overall

Comprising a retail area with store
to rear

Parking for 1 vehicle in car park to
the rear

Benefitting from high levels of
passing footfall

Rent £5,500 p.a
(plus Service Charge and VAT)

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 within the primary leisure strip in Cleethorpes town centre, in close proximity to the Seafront, train station and Market Square. St Peters Avenue, considered to be the primary retail pitch in the town, adjoins High Street to the west, with Alexandra Road/ Sea Road providing a direct thoroughfare to the North and Central Promenades to the east.

DESCRIPTION

The property comprises mid-terrace, single storey retail premises, which have the potential to provide entirely open-plan retail accommodation, but currently houses a small ancillary store, with separately accessed, private staff WC facilities to the rear. Located to the rear of the property is a publicly accessed car park, in which the Tenant will be permitted to park a single specified vehicle as part of this agreement.

Nearby occupiers include KFC, William Hill and Ladbrokes, in addition to a large number of local retailers, licenced premises, restaurants and service providers.

ACCOMMODATION

Retail (inc. Porch)	32.7 sq m	(352 sq ft)
Ancillary	3.8 sq m	(41 sq ft)

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 £4,750 (Source: VOA website), although the premises will require reassessment should a change of use take place. The new occupier may be eligible for an element of Small Business Rates Relief but should make contact with North East Lincolnshire Council for confirmation.

DISPOSAL TERMS

The premises are offered To Let for a minimum term of years to be agreed on an effective full repairing and insuring basis (tenant remains responsible for windows, doors and their frames) at a guide rent of £5,500 per annum. The property is subject to a Service Charge, currently reflecting approximately £65 (plus VAT) per calendar month, which covers external repairs, site management and maintenance of communal areas.

ENERGY PERFORMANCE RATING: D (87)

LEGAL COSTS

The ingoing tenant will be responsible for all reasonable legal costs incurred together with any Stamp Duty Land Tax that may be payable.

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.6956**

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