

39 High Street,
Cleethorpes, DN35 8JY

FOR SALE

Two-storey corner property in a
desirable location

Comprising an open plan retail
area to the ground floor

Approximately 168.5 sq m
(1,814 sq. ft) overall

Good levels of footfall

Located close to the popular St
Peter's Avenue retail pitch

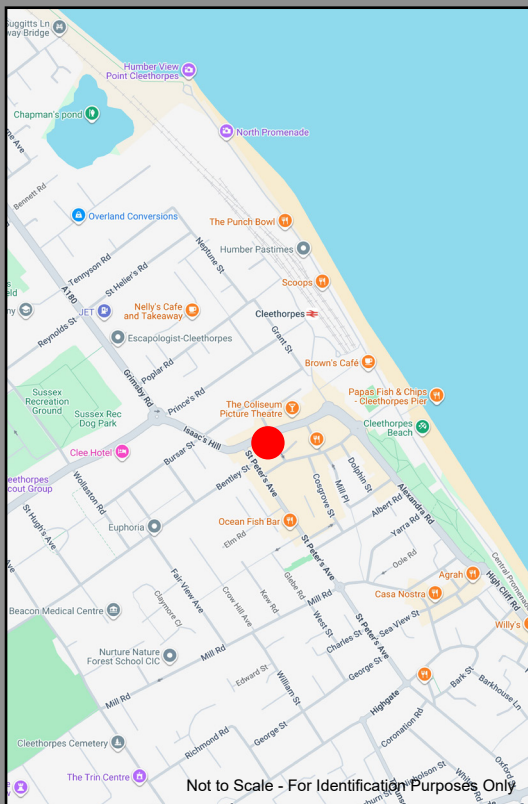
Guide Price £240,000

Scotts
01472 267000



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Not to Scale - For Identification Purposes Only

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LOCATION

Cleethorpes is a popular and vibrant tourist destination, attracting visitors from across the North of England looking to take advantage of the golden sands and leisure facilities the town has to offer. The property is situated in the heart of Cleethorpes town centre, close to the prime retail pitches of St Peter's Avenue and Sea View Street, whilst also benefitting from close proximity to the seafront. Nearby occupiers include Boyes Department Store, together with a variety of other local and national retailers. Within this context, the premises occupies a prominent position as a traditional two-storey property with frontage to High Street, offering a central location for any purchaser.

DESCRIPTION

The property comprises an open plan retail area to the ground floor, with offices and a kitchen located on the first floor. WC facilities are provided within. The property benefits from return frontage to both High Street and Cross Street, with roller shutters fitted across the shopfront.

ACCOMMODATION

Floor	Description	Area (sq. m)	Area (sq. ft)
Ground Floor	Retail Area	97.7	1,052
First Floor	Ancillary Space	70.8	762
Total		168.5	1,814

TENURE

The property is offered for sale on a freehold basis with vacant possession at an asking price of £240,000.

RATEABLE VALUE

The new occupier will be responsible for the payment of Business Rates at the property. The premises are listed in the Rating List as "Shop & Premises" with a Rateable Value of £15,500 (Source: VOA website), although the premises may require reassessment should a change of use take place.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred, together with any Stamp Duty Land Tax that may be payable.

VAT

All figures quoted are exclusive of VAT, which may be chargeable in addition.

ENERGY PERFORMANCE CERTIFICATE (EPC) To be confirmed.

FURTHER INFORMATION / VIEWINGS

Contact: Jordan Clarke jordan@scotts-property.co.uk 07525 813963 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.7283**

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