



55 St Peter's Avenue, Cleethorpes
DN35 8HF
#G5717/2024E

55 ST PETER'S AVENUE

CLEETHORPES, DN35 8HF



Agreement

To Let



Detail

Retail Unit



Rent

£25,000 pax



Size

217.82 sq m (2,344.6 sq ft)



Location

Cleethorpes, DN35 8HF



Property ID

#G5717/2024E

For Viewing & All Other Enquiries Please Contact:



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Property

The property comprises a ground and first floor lock up shop unit, with access to the rear. The glazed shop front abuts St Peter's Avenue, the prime retailing pitch in the town and has a security roller shutter in situ.

Internally the sales area is fitted out to a reasonable standard, with a solid carpeted floor, slat walls and a suspended acoustic tile ceiling. Access to the first floor is via a hatch from the ground floor and there is currently no stairwell access between the floors.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Ground Floor	160.16	1,724
First Floor	57.66	620.6
Total NIA	217.82	2,344.6

Energy Performance Certificate

Rating: 71C

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for uses falling within Class E (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Class E now encompasses a number of uses formerly known as A1 (Shops), A2 (Professional & Financial Services), A3 (Restaurant & Cafés), B1 (Business) and D1 (Clinics, Health Centre, Crèche & Day Nurseries).

Interested parties are advised to make their own investigations with the Local Planning Authority.

Rates

Charging Authority: North East Lincolnshire Council
Description: Shop and Premises
Rateable value: £24,750
UBR: 0.546
Period: 2024-2025

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a minimum of 3 years of multiples thereof subject to 3 yearly reviews.

Rent/Price

£25,000 per annum exclusive which is payable quarterly in advance.

VAT

VAT may be charged in addition to the rent at the prevailing rate.

Legal Costs

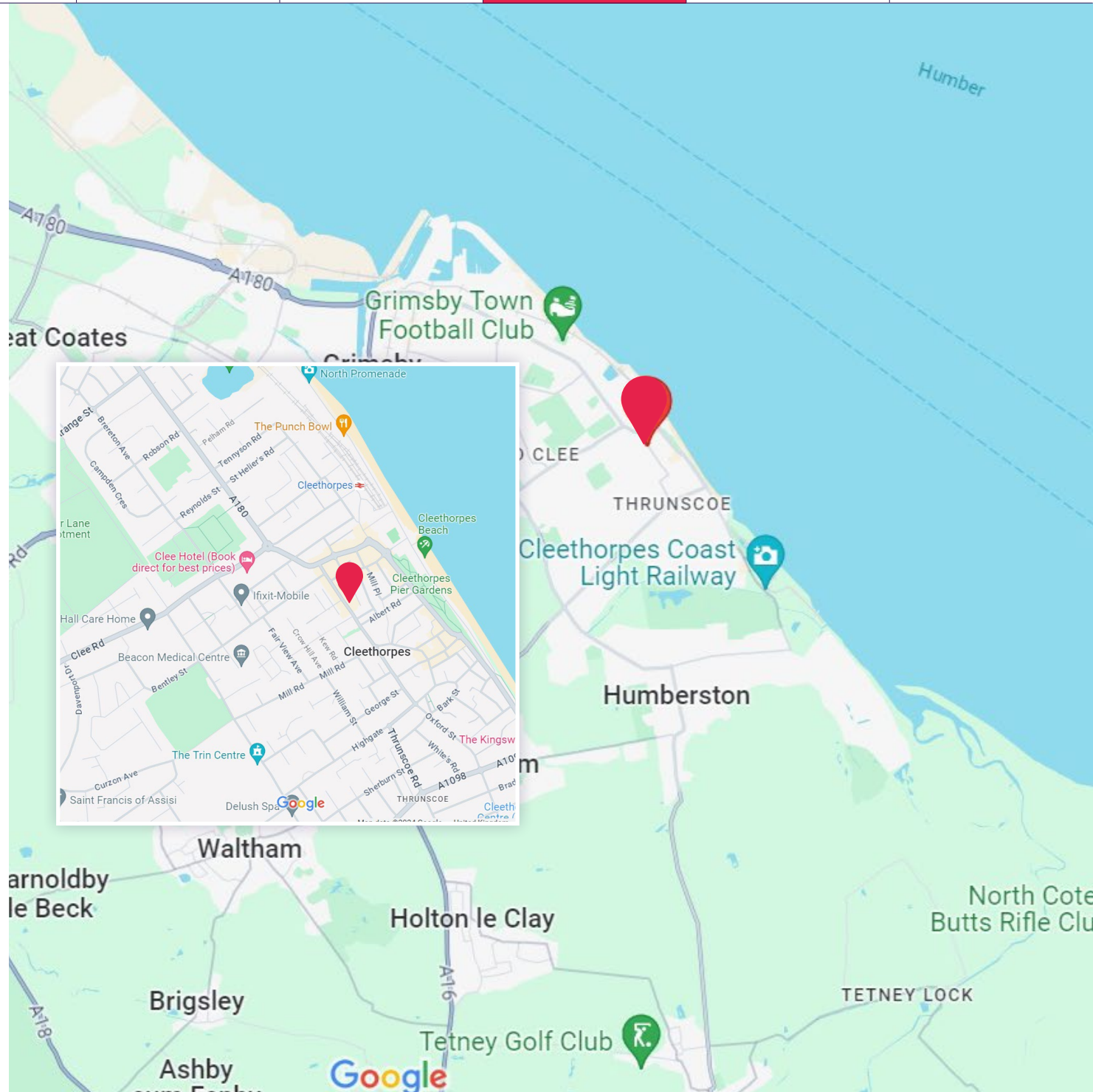
Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Location

The property occupies a prominent location on St Peter's Avenue within the popular seaside resort of Cleethorpes.

The resort has a residential population of circa 40,000 increasing significantly during the busy summer months and sits adjacent to the much larger town of Grimsby which lies around 2 1/2 miles to the north west.

St Peter's Avenue is in the prime retailing pitch in the town and consequently the surrounding area to the north, south, west and east comprises a good mix of local and national retailers, with Superdrug, Heron, Tui and Boots all located close by on the same side of the road and Costa Coffee are situated opposite.









Cleethorpes



50 metres



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Created By: Barker Storey Matthews

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