



**BANKS
LONG&Co**

UNIT 2 LYNTON RISE, TAYLORS AVENUE
CLEETHORPES DN35 0LN

FORMER PHARMACY UNIT

- Suitable for a variety of uses
- 98.5 sq m (1,060 sq ft)
- On-site parking
- Good public transport
- Cost effective rent - £10,500 per annum
- **TO LET**



The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require estate agents and solicitors to formally identify parties to a transaction. Interested parties will therefore be required to provide proof of identity and address, normally a photocard driving licence or passport and recent utility bill. BANKS LONG & CO for themselves and for the vendors or lessors of this property whose agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of BANKS LONG & CO has any authority to make or give any representation or warranty whatever in relation to this property.

LOCATION

The property is situated on a busy main road in a residential area of Cleethorpes and is surrounded by other local amenities such as a doctors surgery and a Spar convenience store. The Cleethorpes Academy also sits adjacent.

Cleethorpes is a seaside town on the Humber estuary in North East Lincolnshire with a population of 39,505.

PROPERTY

The property formerly used as a pharmacy benefits from being open plan with its own ground floor entrance and a disabled WC and kitchen facility with staff and customer car parking.

EPC: B48

ACCOMMODATION

Having measured the property in accordance with the prevailing RICS property measurement guidance, we calculate that the property has the following floor area:

Total NIA: 98.5 sq m (1,060 sq ft)

SERVICES

Mains gas, water, electricity and drainage are all available and connected. Interested parties are advised to make their own investigations to the utility companies.

RATES

Charging Authority: North East Lincolnshire Council
Description: Pharmacy and Premises
Rateable value: £36,250
UBR: 0.512
Period: 2020-2021

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.

TOWN AND COUNTRY PLANNING

We are advised that the property has consent for a pharmacy, falling within Use Class D1 (Non Residential Institutions) of the Town and Country Planning (Use Classes) Order 1987 (as amended)

In the Agents opinion the property would be suitable for a number of alternative uses through permitted change, including A1 (Shops), A2 (Professional and Financial Services) and B1 (Business).

* Please note that café, restaurant and take-away uses will not be permitted by the Landlords.

TENURE

The property is available **To Let** by way of a new lease for a term to be agreed.

RENT

£10,500 per annum exclusive

SERVICE CHARGE

A service charge will be levied to cover the upkeep, maintenance and repair of all external parts of the property.

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.

VIEWING: To view the premises and for any additional information please contact the joint agents.

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