

TO LET 18 MARKET STREET CLEETHORPES, DN35 8LY

Former betting office and premises Ground floor retail of 70.81 sq m (777sq ft) Three bed flat to upper floors Available following refurbishment

New lease: £15,500 pa or £11,000pa shop only

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Location

The property is situated on Market Street in Cleethorpes in a prominent location close to a variety of public houses, restaurants and fast food takeaways. Market Street and the surrounding Market Place are synonymous with the Cleethorpes leisure and night time economy and provide a link between the main shopping street of St Peters Avenue and Alexandra Road and the sea front area. Car parking is available within Market Place itself and there are two pay and display car parks close by. The property is well connected to public transport links.

Description

The property provides an imposing three storey property of traditional brick construction under a pitched slate roof. There is a former betting office at ground floor extending to 66.21 sq m (712 sq ft) with ancillary kitchen of 4.6 sq m (65 sq ft) together with toilet facilities. There is rear external access to the upper floors which provides a large three bedroomed flat which will be refurbished by the landlords prior to letting The property is suitable for a variety of uses, subject to any necessary planning permissions being obtained.

Terms

The property is being offered to let following refurbishment by way of a new lease at a rent of $\pm 15,500$ pa on a FRI basis for the whole property. Alternatively the landlord will let the ground floor only at $\pm 11,000$ pa. The length of lease to be by negotiation.

Additional information

Local Authority:- North East Lincolnshire Council

Business Rates & Council Tax:- The rateable value for the ground floor is £9,400. The flat is in Band A for Council Tax purposes.

Energy Performance Certificate:- Ground Floor - C. Flat - To be assessed following refurbishment.

Services:- All mains services are connected to the property.

Legal Fees:- Each party will be responsible for their own legal costs incurred.

VAT:- All prices expressed in these particulars are exclusive of VAT. Awaiting confirmation as to whether VAT is to be charged.





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