

TO LET

14 OSBORNE STREET, CLEETHORPES. DN35 8LB



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CHICKEN & KEBAB HOUSE



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No. 14

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Ground floor premises

Previously used as hot food takeaway

Central Cleethorpes location at the heart of the night-time economy

New lease: £15,000 per annum

**** First year at half rent ****

**** £1,000 cash contribution from landlord on completion for fitting out purposes****

LOCATION

The property is situated on the west side of Osborne Street in Cleethorpes at the heart of the local night-time economy. Osborne Street runs between Market Street and High Street. The property is close to the sea-front. This area is long established in the food and beverage sector being close to a number of pubs, restaurants and takeaways. On street car parking is available on Osborne Street and there is pay and display parking within the Dolphin Hotel car park opposite.

As well enjoying a strong local catchment area this part of Cleethorpes benefits from good levels of seasonal visitors during the summer months. The adjoining Market Square along with Pier Gardens and Sea Road is set to see significant improvements over the coming months as part of the £18.4m Cleethorpes regeneration programme under the Governments Levelling Up funding.

DESCRIPTION

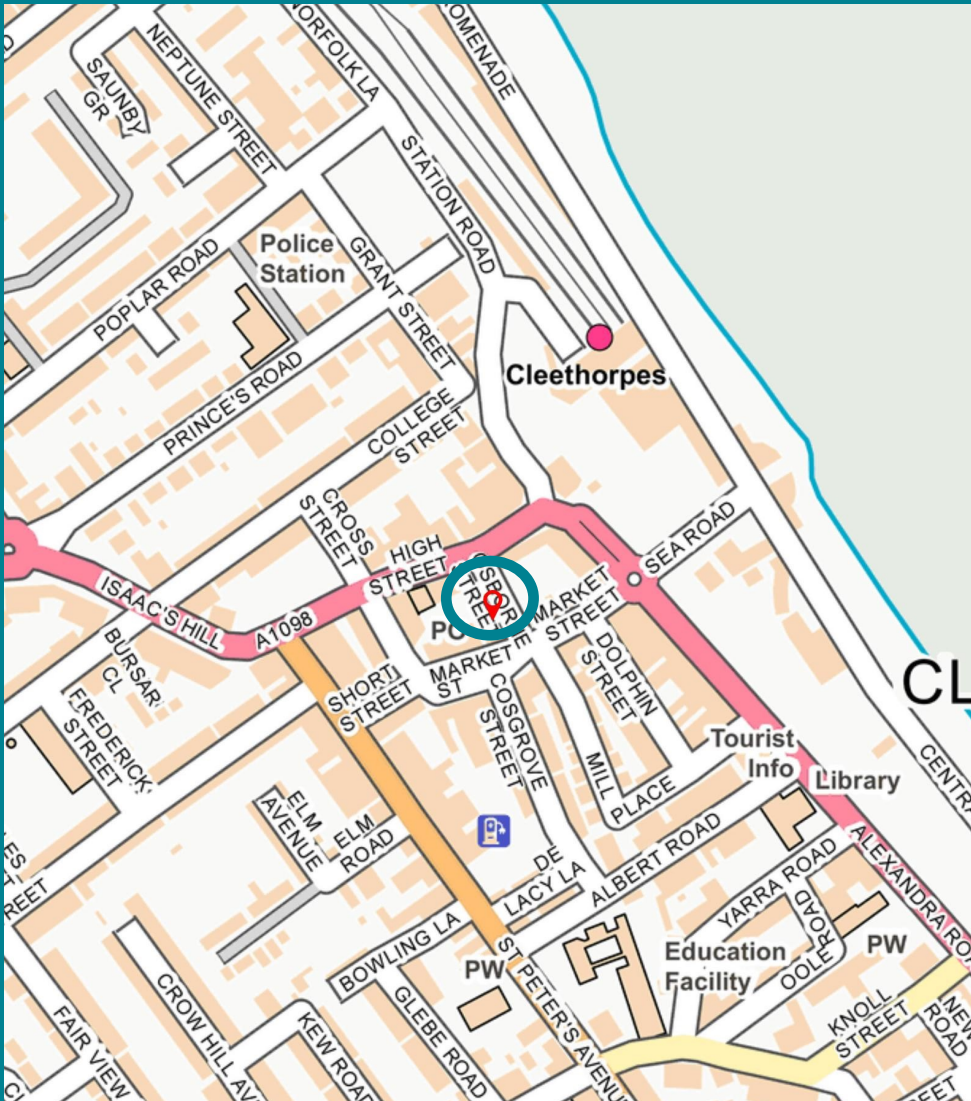
The available property comprises a ground floor hot food takeaway premises forming part of a larger building. The building is of traditional brick and tile construction and has upvc framed windows either side of a central entrance. The entrance door benefits from a security shutter.

Internally the premises are of an “L” shaped layout with waiting area and serving counter with extensive kitchen and preparation area to the rear. There is a small store room and staff WC. There is rear access in to a small yard area.

ACCOMMODATION

The property has been measured on a net internal basis and extends to **61.57 sq m (662 sq ft)**





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TERMS

The property will be let by way of a new lease at a rent of £15,000 per annum exclusive. The tenant will be responsible for internal repairs and decoration and the repair and decoration of the shop front, including windows, entrance door and shutter. The landlord will be responsible for external repairs and buildings insurance and will recharge a fair proportion of any costs incurred back to the tenant. First year at half rent subject to a minimum three year lease.

ADDITIONAL INFORMATION

Local Authority: North East Lincolnshire Council.

Rateable Value: £4,750. **EPC:** C (69).

Services: All mains services are connected to the property. Prospective tenants are advised to check on the suitability of supplies for their proposed use.

VAT: All rents and services charges quoted are exclusive of VAT. VAT is not applicable to this transaction.

Code for Leasing Premises: It is intended that the lease will be prepared in accordance with the Code of Leasing Business Premises. A copy of the code is available on request.

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

VIEWING AND FURTHER INFORMATION

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