



TO LET

100 ST PETERS AVENUE, CLEETHORPES, DN35 8HU

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Ground floor Class E Unit

Located on the corner of George Street

Busy central Cleethorpes location

Electric security shutters

Available on new lease - £6,000 pa

LOCATION

The property occupies a corner position at the end of a terrace of similar properties within in a mixed used commercial and residential area on St Peters Avenue in Cleethorpes. St Peter's Avenue is the main shopping street in Cleethorpes and is home to a number of national retailers along with regional and local traders. This part of St Peters Avenue is on the fringe of the main retail area and other businesses within this terrace include hot food takeaways and hair and beauty businesses. The property is on the corner of George Street and Sea View Street is close by. On street parking is available on this section of St Peters Avenue and also on George Street and Sea View Street. There are pay and display car parks close by.

DESCRIPTION

The property comprises a ground floor retail unit forming part of a larger end terraced property. The property is of traditional brick construction under a pitched tile roof. The first floor brickwork has been whitewashed and the lower levels are rendered. There are timber framed display windows to the front elevation and corner which benefit from electric security shutters. There is fascia signage above the display windows and across the return frontage.

Internally the shop benefits from painted plaster walls and ceilings, slatted panels to some walls and LED strip lighting. There is a security alarm and electric heating. There is a WC in the rear corner.

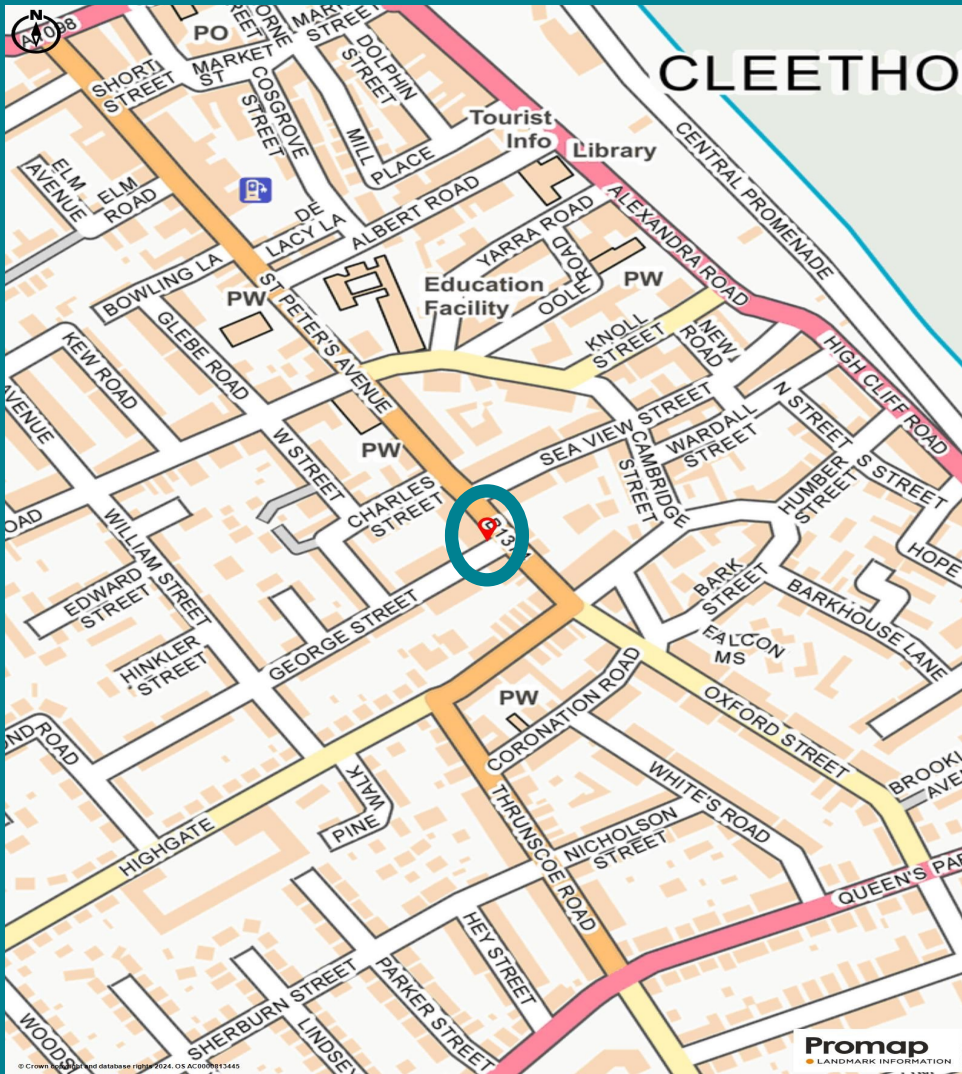
The shop benefits from a single car parking space which is accessed from George Street.

ACCOMMODATION

The property has been measured on a net internal area basis.

Retail shop	29.8 sq m	(320 sq ft)
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TERMS

The property is available by way of a new lease at a rent of £6,000 per annum exclusive. The tenant will be responsible for the repair and decoration of the interior of the property, shop front and shutter together with a fair proportion of the landlords costs in repairing the main fabric of the building and the landlords insurance costs. The length of lease to be by negotiation.

ADDITIONAL INFORMATION

Local Authority: North East Lincolnshire Council.

Rateable Value: £5,200 (Shop and Premises). Small Business Rate Relief may be available.

EPC: D

Services: Mains water, electricity and drainage are connected to the property. Prospective tenants are advised to check on the suitability of the services 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 Business Premises: It is intended that the lease will be prepared in accordance with the Code for Leasing Business Premises.

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

VIEWING AND FURTHER INFORMATION

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