



TO LET

33 Sea View Street, Cleethorpes, DN35 8EU

SW
Sanderson
Weatherall





Location

The property is situated on the south side of Sea View Street forming part of the popular Sea View Quarter close to Cleethorpes sea front.

This is a mixed use area with a variety of independent niche retail businesses, food and beverage outlets and residential properties. The area is well served by public transport and car parks.

This is a much sought after location with low voids.

Description

The property comprises a mid terraced two storey building with additional office in the attic space. The property is of traditional construction and benefits from ground floor display window with security shutter and there is a side passageway providing access to the rear of the premises.

The property is currently used as a bar, but previously has been used for retail purposes. It would suit continued use as a bar, but could easily convert back to retail use.

Accommodation

Ground Floor

Bar / retail space: 38.89 sq m (418 sq ft)

Cellar / storeroom: (external access)

First Floor

Lounge: 12.83 sq m (138 sq ft)

Bar: 10.01 sq m (108 sq ft)

Kitchen: 3.71 sq m (40 sq ft)

WCs

Attic

Office / Store: 4.94 sq m (53 sq ft)



Key Points

- Bar / retail unit
- Much sought after location close to Cleethorpes sea front
- Arranged over three floors
- Electric security shutters
- Suitable for a wide range of uses
- Close to car parking and public transport

Terms

The unit is available by way of a new lease at a rent of £15,000 per annum exclusive. The lease will be for a minimum term of five years. The lease will be granted on a full repairing and insuring basis.

ADDITIONAL INFORMATION

Local Authority: North East Lincolnshire Council.

Rateable Value: £12,250

EPC: C

Services: Mains water, electricity and drainage are connected to the property. Tenants are advised to check on the suitability of the supplies for their proposed use.

VAT: The rent quoted is 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.



CLEETHORPES



Viewings

Viewings and Further Information:

Viewings are strictly on an accompanied basis, by prior appointment, please contact the Sole Letting Agents:

Carl Bradley

07971 875863

carl.bradley@sw.co.uk

Michael O'Callaghan

07701 236418

michael.o'callaghan@sw.co.uk

Office Tel No: 01482 645 522

Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not take or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL - April 2026



Sanderson
Weatherall

