



**COMMERCIAL**



**CLEETHORPES PROPERTIES**

**22 HIGH STREET  
CLEETHORPES DN35 8JN**

**TO LET**

**EXCELLENT BUSINESS LOCATION**



**COMMERCIAL GROUND FLOOR RETAIL UNIT OF APPROX 342 SQ FT (31.7 SQ M.) LOCATED WITHIN POPULAR SEASIDE TOWN OF CLEETHOPES CLOSE TO MAIN PROMENADE. AVAILABLE ON NEW FRI LEASE TERMS.**

**£7,440 PER ANNUM (620 PCM)**



01472 353436



[n.johnson@cleethorpes-properties.co.uk](mailto:n.johnson@cleethorpes-properties.co.uk)

3<sup>rd</sup> Floor Hampton House, Church Lane, Grimsby, North East Lincolnshire, DN31 1JR.

Cleethorpes Properties is a trading name of Cleethorpes Properties Limited registered in England and Wales, registered number 01338498

#### **Location**

The retail unit is situated on High Street Cleethorpes close to the main seaside promenade and the main town shopping area of St Peters Avenue and the nearby train station. St. Peters Avenue offers a variation of shops with lots of cafe's restaurants and bars close by. Cleethorpes is a popular seaside town with both local residents and seasonal visitors alike.

#### **Description**

The unit is currently Let as a Barbers shop. It comprises a retail unit with double window display and roller shutter, to the front with WC facilities to the rear. The retail unit would be suitable for various uses such as hairdressers, beauty/nail bar, office etc. subject to usual planning.

Interested parties are advised to make their own enquiries with North East Lincolnshire Council Planning Department for user clarification and approvals.

### **Terms/Rent**

The units are available on new 3-year term FRI lease at £7,440 per annum (£620 per month) paid monthly in advance.

Buildings insurance contributions are payable monthly/ Annually to the Landlord at an average of £34.75 per month £417 per year.

### **Accommodation**

The approximate accommodation comprises:

Retail Area                                      342 sq. ft. (31.7 sq. m.)

WC

### **Legal Costs**

The ingoing tenants will be responsible for all reasonable landlord's fees for drawing up of the lease.

### **Rateable Value**

We are advised by Northeast Lincolnshire Council that the rateable value is £6,800 per annum. Interested parties are advised to confirm this with the Local Authority due to changes with the council.

**Viewing strictly through Nicky Johnson only, on behalf of Cleethorpes Properties.**

Telephone: **07411422049**

Email: [n.johnson@cleethorpes-properties.co.uk](mailto:n.johnson@cleethorpes-properties.co.uk)

Whilst every endeavour has been made to ensure the accuracy of these particulars no responsibility is accepted for errors of description or measurement and they do not form part of a contract. Purchasers are advised to satisfy themselves to the accuracy of all such statements. These particulars are given on the understanding that all negotiations must be carried out through Cleethorpes Properties Commercial. VAT may be charged on the transaction at the appropriate rate.