



TO LET

14 Osborne Street, Cleethorpes, DN35 8LB



Sanderson
Weatherall





Location

The property is situated on the west side of Osborne Street in Cleethorpes at the hear 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. ON street car parking is available on Osborne Street and there is pay and display parking nearby. As well as enjoying a strong local catchment area this part of Cleethorpes benefit from good levels on 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 par of a regeneration programme.

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 to a small yard area.

Accommodation

The unit extends to approx. 61.57 sq m (662 sq ft)



Key Points

- Ground floor premises
- Previously used a hot food takeaway
- Central Cleethorpes Location
- Within the hear of the night-time economy
- Available on new lease

Terms

The unit is available by way of a new lease at a rent of £12,000 per annum exclusive. The lease will be for a minimum term of five years. The tenant will be responsible for internal repairs and decoration and maintenance of the shop front and shutter. The tenant will contribute towards the landlords buildings insurance and the costs of maintaining the exterior of the property.

ADDITIONAL INFORMATION

Local Authority: North East Lincolnshire Council.

Rateable Value: £4,750

EPC: C

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

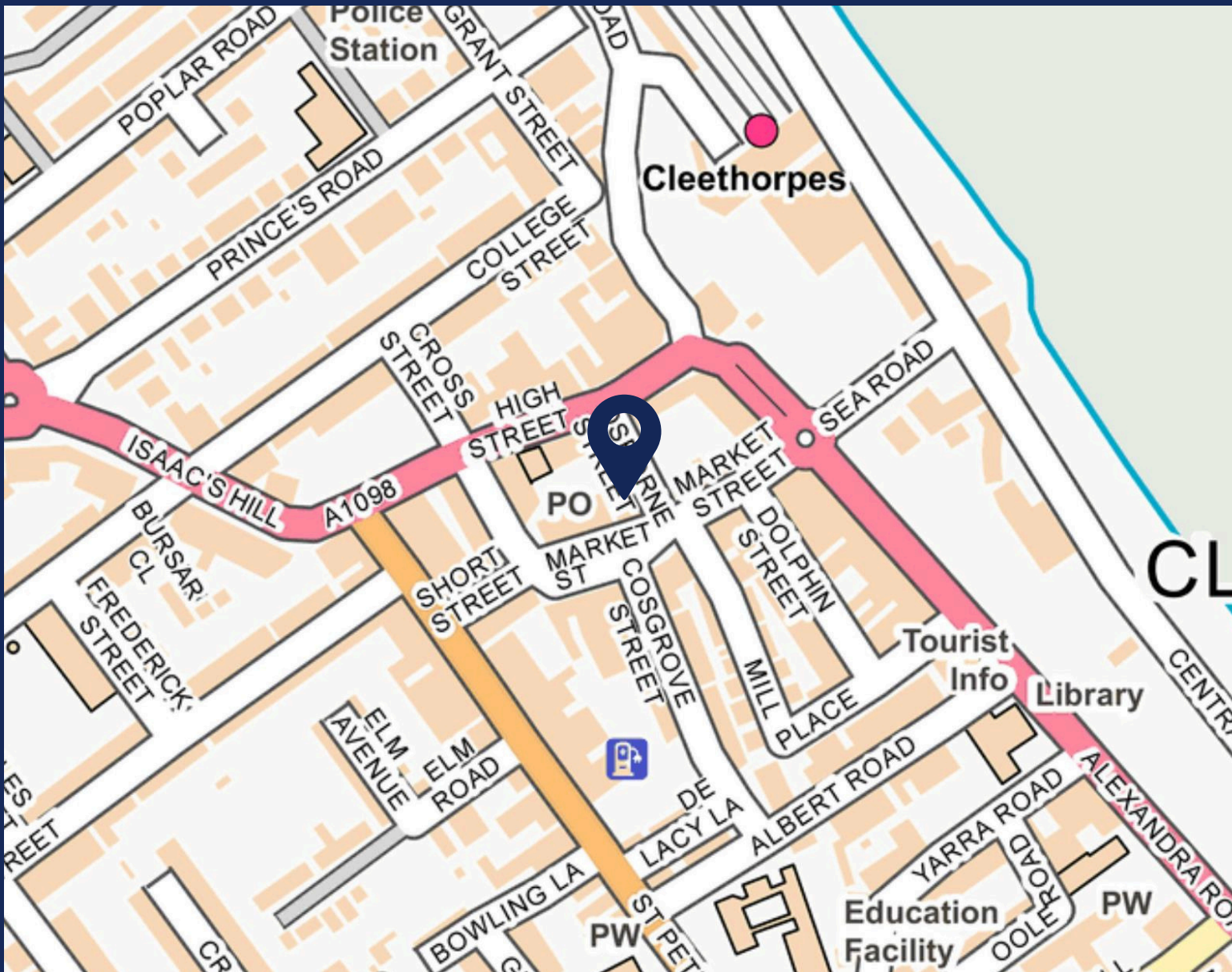
VAT: The rent quoted is exclusive of VAT. VAT is not applicable to this transaction.

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.





Viewings

Viewings and Further Information:

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

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