



# Sea Road Development, Cleethorpes, North East Lincolnshire, DN35 8SG To Let Retail/Leisure Opportunity



## Summary

- Substantial prime resort centre retail premises of 978 sq m (10,524 sq ft).
- Would suit a variety of retail uses.
- Available upon new lease.

## Location

The town of Cleethorpes is situated within North East Lincolnshire and benefits from a resident population in excess of 159,000 people and over 3 million visitors a year.

Grimsby lies approximately 3 miles to the north of Cleethorpes with other nearby towns including Hull (32 Miles), Scunthorpe (31 miles) and Lincoln to the south (38 miles).

In terms of communications there are rail services to London taking around 3 hours 20 minutes and Junction 5 of the M180 is approximately 20 miles from the town. Humberside International Airport is located approximately 20 miles away and there are a range of domestic and international flights 7 days a week. There are also direct rail services to Manchester, Sheffield, Doncaster and Newark.

Sea Road is an exciting new speculative development being undertaken by North East Lincolnshire Council situated on the junction between Sea Road and North Promenade being the main entrance to Cleethorpes Promenade and directly opposite the entrance to the Pier, which is essentially a popular and well established retail/leisure area. Cleethorpes is a popular leisure destination with the following attractions:

- The Boating Lake
- Thorpe Park Leisure Village
- Meridian Retail Park, Sea View Street and St Peter's Ave
- The Cleethorpes Coast Light Railway

The ambitious Cleethorpes Regeneration Programme is currently delivering over £7m of investment in the resort. This includes £3.3m Coastal Communities Fund for public realm enhancements in High Street, Sea View Street and Alexandra Road and public art installations for the North Promenade. Also included in the Programme is the National Heritage Lottery funded Townscape Heritage scheme to conserve and restore key heritage features in properties on Alexandra Road and Sea View Street. Sea Road is another exciting development in the heart of the resort, hoping to further enhance the tourism offer and addressing the 'staycation' opportunities.

## Description

The proposed development comprises a new iconic building of 978 sq m (10,524 sq ft) approx. situated over three floors, with accommodation from 139 sq m (1,496 sq ft) approx. to 550 sq m (5,918 sq ft) approx. together with extensive balcony areas.

In addition, the property could include tourist information, beach safety and public toilets.

## Accommodation

The property provides the following approximate accommodation which has been measured on a Gross Internal Area basis briefly comprises:

	Sq m	Sq ft
Ground Floor	550	5,918
First Floor	289	3,110
Second Floor	139	1,496
<b>Total Accommodation</b>	<b>978</b>	<b>10,524</b>

NB. Floors are capable of being sub-divided to provide a range of smaller accommodation, if required.

- Exciting new retail/leisure development.
- Mixed use building to include tourist information, beach safety and public toilets.
- Prime sea front location.
- Over 3 million visitors per year.

## Terms

Accommodation is available To Let, terms by negotiation.

## Rent

Rent upon application.

## Lease Term

The leases will be drawn on a typical internal and insuring basis and will be subject to a service charge provision.

## Business Rates

The property will require to be assessed for business rates following completion.

Interested parties are advised to make their own enquiries to the Council/Valuation Office Agency before entering into a transaction.

N.B. All rateable values of £12,000 or below are potentially subject to Small Business Rate Relief provided that the occupiers are not already claiming such relief elsewhere. Further information is available from the sole agents.

## EPC

EPC's will be provided upon the accommodation following practical completion of the development.

## Contacts

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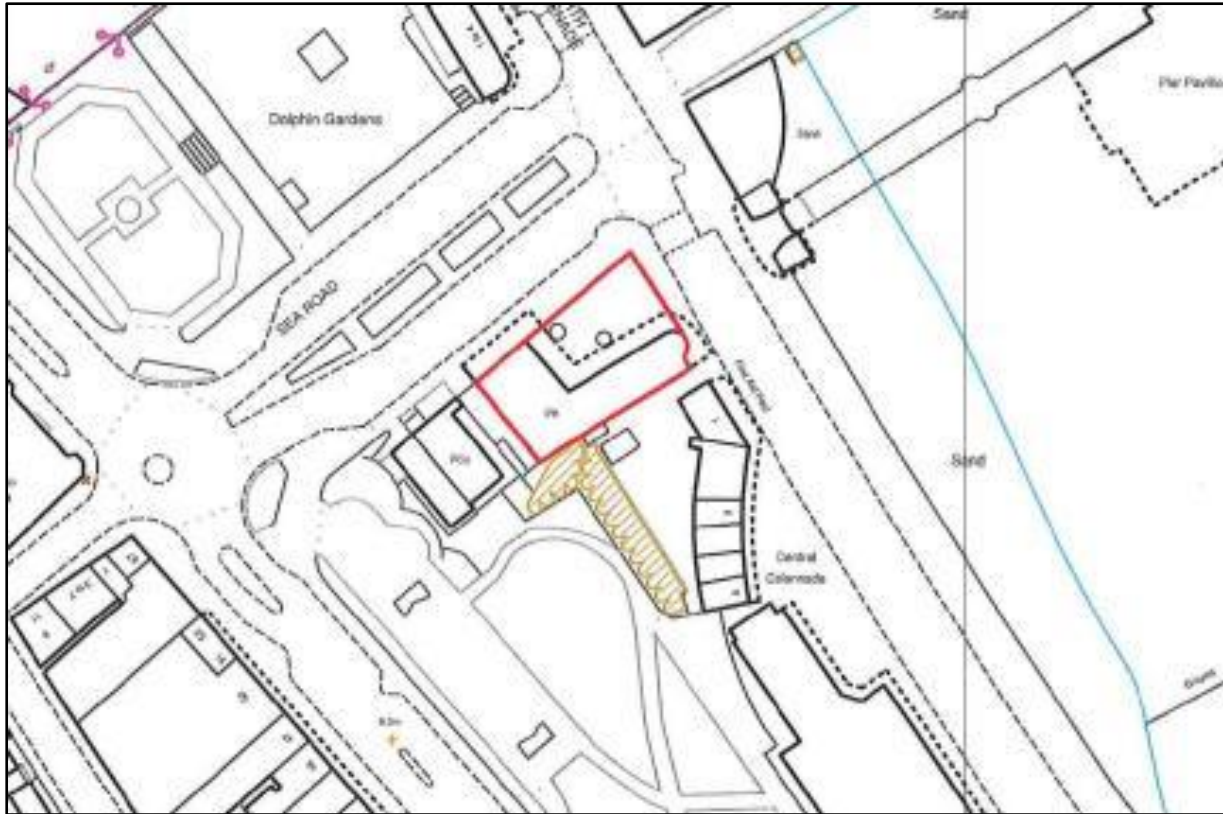


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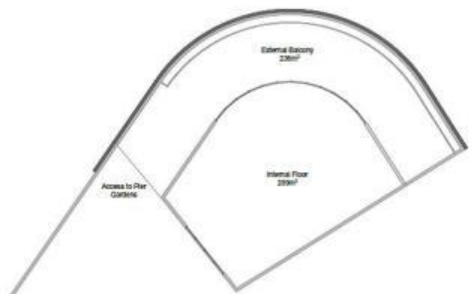


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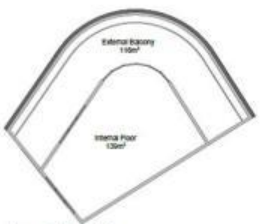




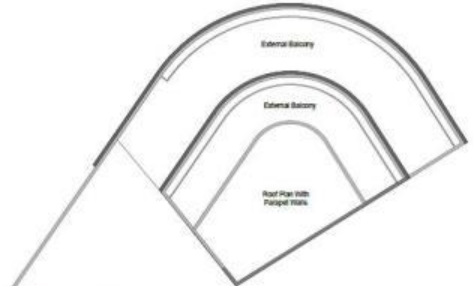
Ground Floor Plan  
Gross Internal Floor Area - 550m<sup>2</sup>



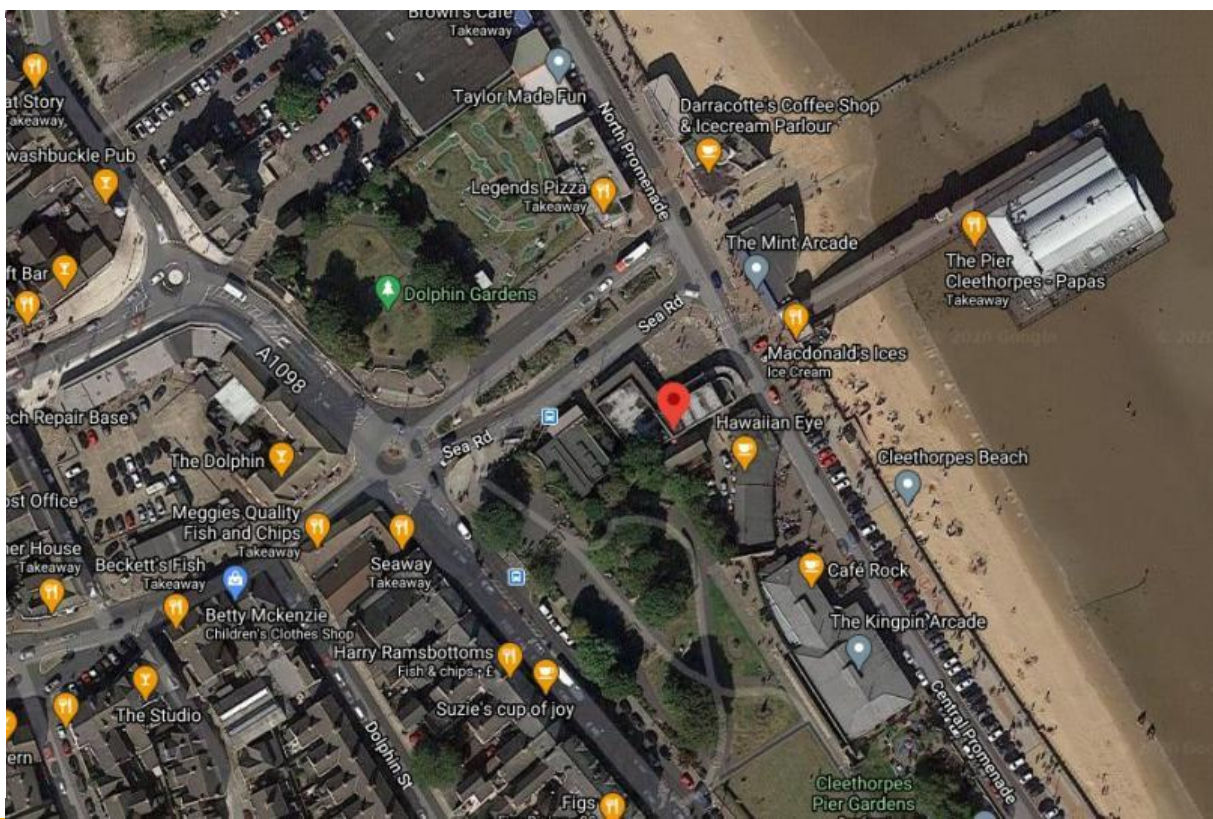
First Floor Plan  
Gross Internal Floor Area - 289m<sup>2</sup>



Second Floor Plan  
Gross Internal Floor Area - 139m<sup>2</sup>



Roof and Balcony Plan



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