



Sanderson
Weatherall

All Enquiries

Retail

757 sq ft

► 33 Sea View Street
Cleethorpes
DN35 8EU

Certified



Corporation



Key points

- ▶ Retail unit
- ▶ Much sought after location close to Cleethorpes sea front
- ▶ Arranged over three floors
- ▶ Suitable for a wider range of retail businesses and / or hospitality

Description

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



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.



Accommodation

The accommodation is arranged over three floors. The main retail space is situated at ground floor with additional retail and ancillary space being situated at first floor level with an office in the attic space.

	Sq m	Sq ft
Ground	38.89	418
First	26.58	286
Attic	4.94	53
Total	70.41	757

Rateable Value

£12,250

Tenure & Terms

The property is available freehold and with vacant possession at a guide price of £175,000.

Alternatively the property is available on a new lease at a rent of £15,000 per annum exclusive. The lease will be granted on a full repairing and insuring basis for a minimum term of 5 years. The landlord is willing to grant a short rent free period for fitting out purposes.

VAT

All rents and prices quoted in these particulars are exclusive of VAT. VAT is not applicable to this transaction.

EPC

The property has an EPC rating C.



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Viewings

For further information or to
arrange a viewing please
contact the sole letting agents:

► **Carl Bradley**
07971 875863
Carl.Bradley@sw.co.uk

► **Humber Office**
01482 645522



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