



Sanderson
Weatherall

To Let

Retail

334 sq ft

► **14a Sea View Street
Cleethorpes
DN35 8EZ**



Key points

- ▶ Ground floor retail unit
- ▶ Much sought after location close to Cleethorpes sea front
- ▶ Corner position
- ▶ Electric security shutters

Description

The property comprises an end terraced building of traditional construction and benefits from two ground floor display windows with electric security shutters. The main retail area has been fitted out with slatted wall panels. The rear of the interior benefits from a small office space, kitchen and W/C, with additional storage.

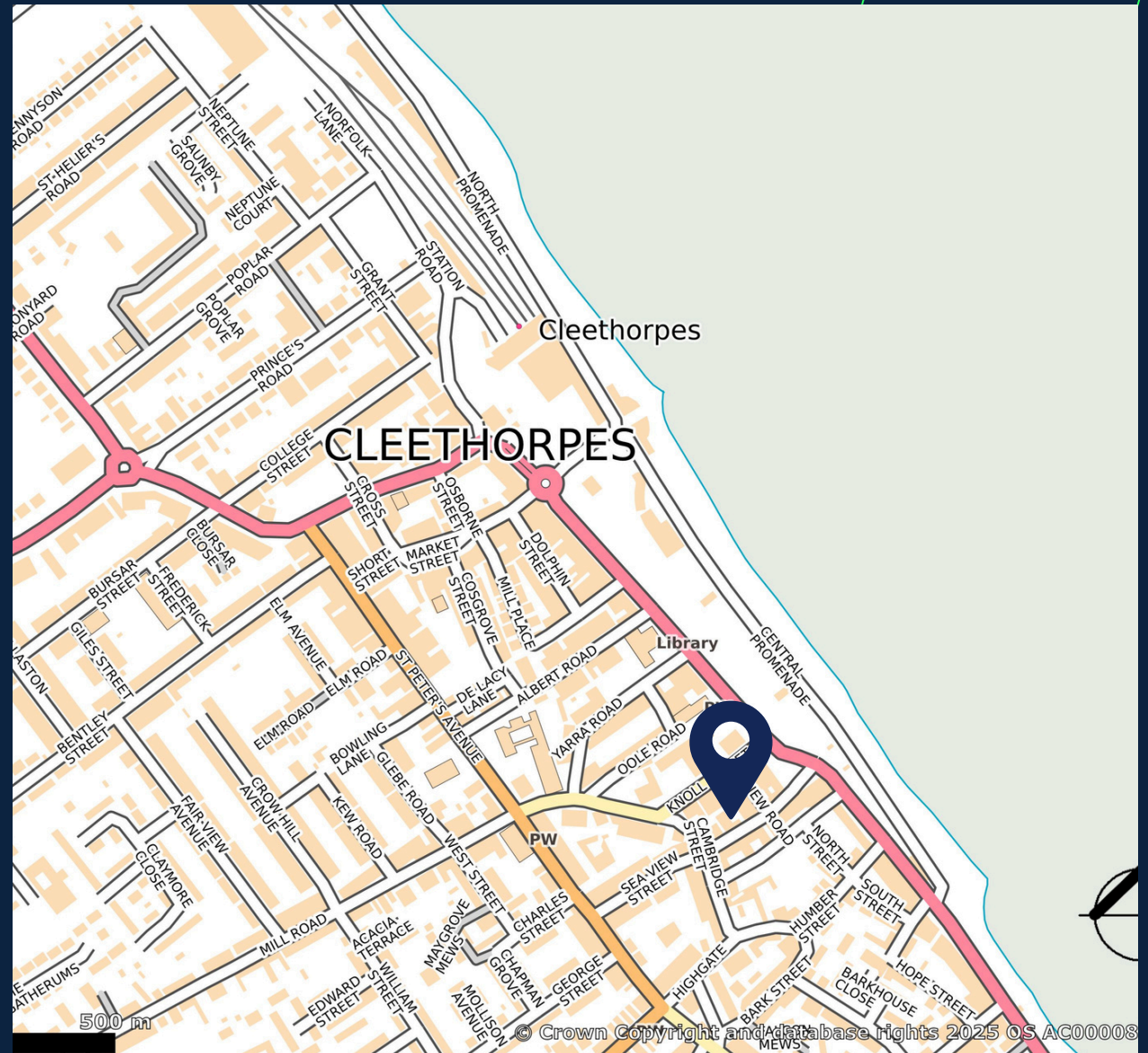


Location

The property is situated on the north 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 one floor. The main retail space is situated at the front, with additional ancillary space at the rear of the interior.

Ground floor	31.07 sq m	334 sq ft
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Rateable Value

The property is shown in the rating list as shop and premises with a rateable value of £8,600. Small Business Rate Relief should be available to a new occupier.

Tenure & Terms

The property is available by way of a new lease at a rent of £14,000 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 shutters. The tenant will contribute towards the landlord's buildings insurance and the costs of maintaining the exterior of the property.

VAT

The rent quoted is 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

sw.co.uk



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