



To Let

Unit 2A, Meridian Point Retail & Leisure Park, Cleethorpes, DN35 0FB





- » Large Retail/Leisure Unit situated on an established park
- » Located in the popular tourist town of Cleethorpes
- » Opposite a new proposed development scheme for Lidl
- » 10,790 sq ft GIA to let on a new lease for a term to be agreed
- » Available at a rent of £135,000 pax (£12.50 psf)

Location

The town of Cleethorpes is within the unitary authority of North East Lincolnshire and part of the economic area known as Greater Grimsby. The town has an urban area population of some 29,671 (2001) with 156,972 people within 10 kilometres (1994).

Grimsby lies some 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).

Situation

Meridian Point is situated on Kings Road to the south of Cleethorpes town centre. Tenants on the park include McDonalds, The Parkway Cinema, Starbucks, KFC, Burn Fitness, KFC, Meridian Labels, Subway, Premier Inn etc.

Approximately 500 metres to the south Lidl have applied for permission to redevelop the former Pleasure Island Theme Park site for a new store along with a number of retail and leisure units.

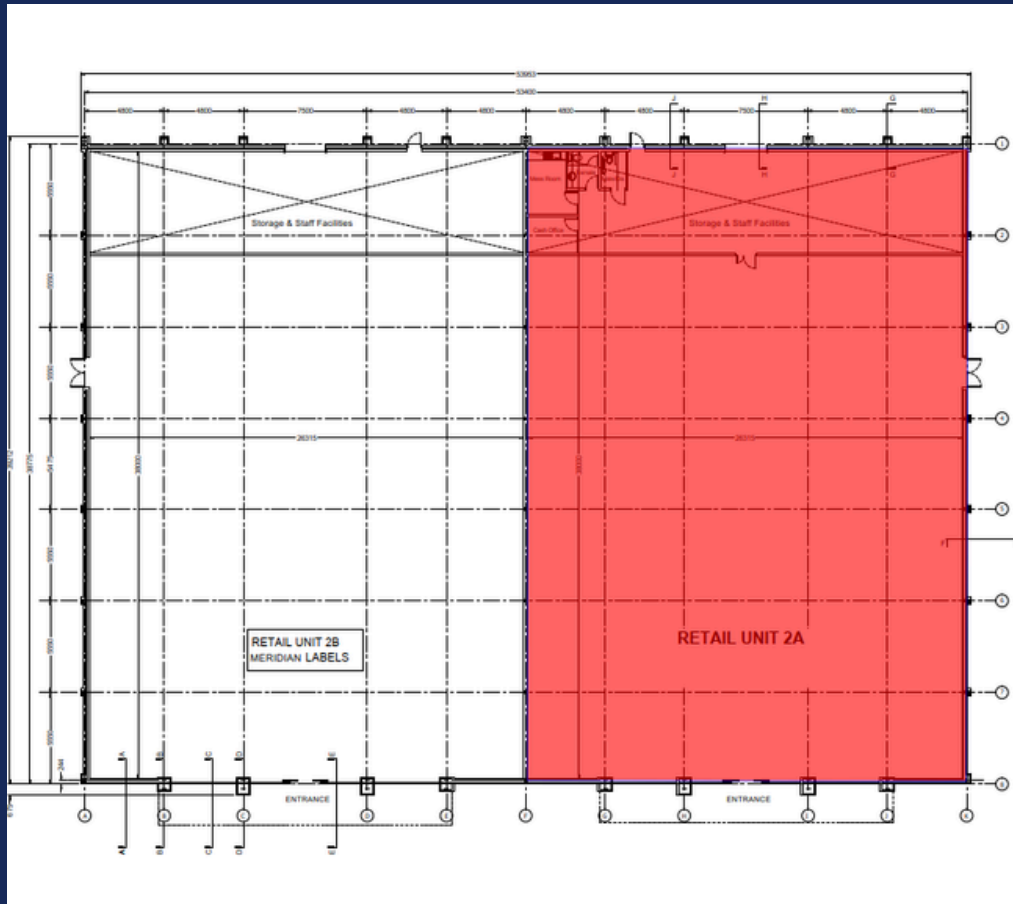
Description

The property is a single story open plan retail warehouse.

Accommodation

The property provides the following approximate gross internal area.

Ground Floor GIA	1,002 sq m	10,790 sq ft
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EPC

The unit has an Energy Performance rating of 36 B and a copy of the certificate is available upon request.

Legal Costs

Each party is to be responsible for their own legal and other costs incurred in the transaction.

VAT

The property is elected for VAT so this will be payable on the rent.

Rateable Value

The rateable value of the property from 1st April 2026 is £53,500 pa.

Anti Money Laundering

The incoming tenant will be required to provide documentation to satisfy the requirements of the Governments Money Laundering legislation.

Availability

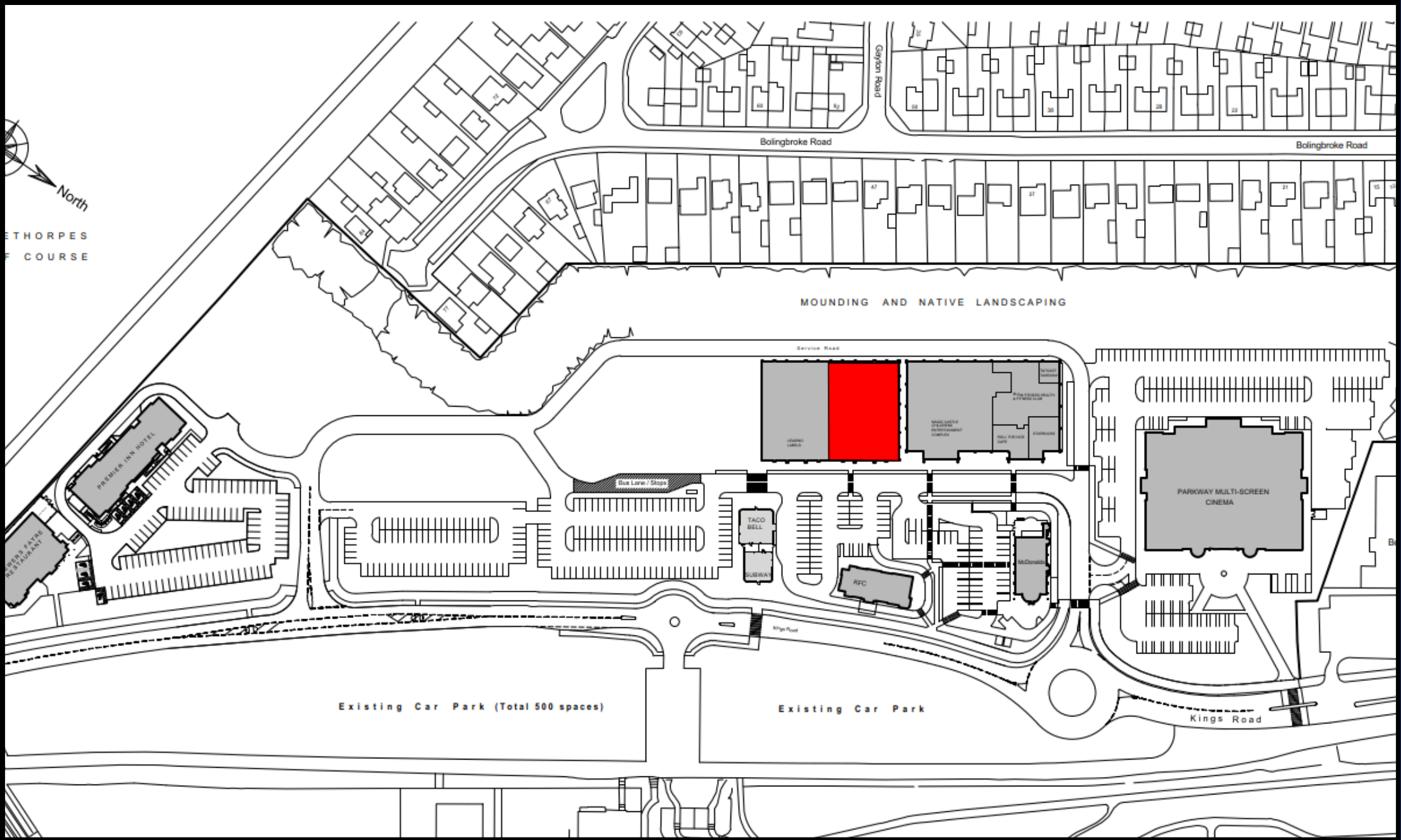
The unit is available immediately.

Lease

The unit is available on a new full repairing and insuring lease, by way of a service charge.

Rent

The initial rent to be **£135,000** per annum (approximately £12.50 psf).



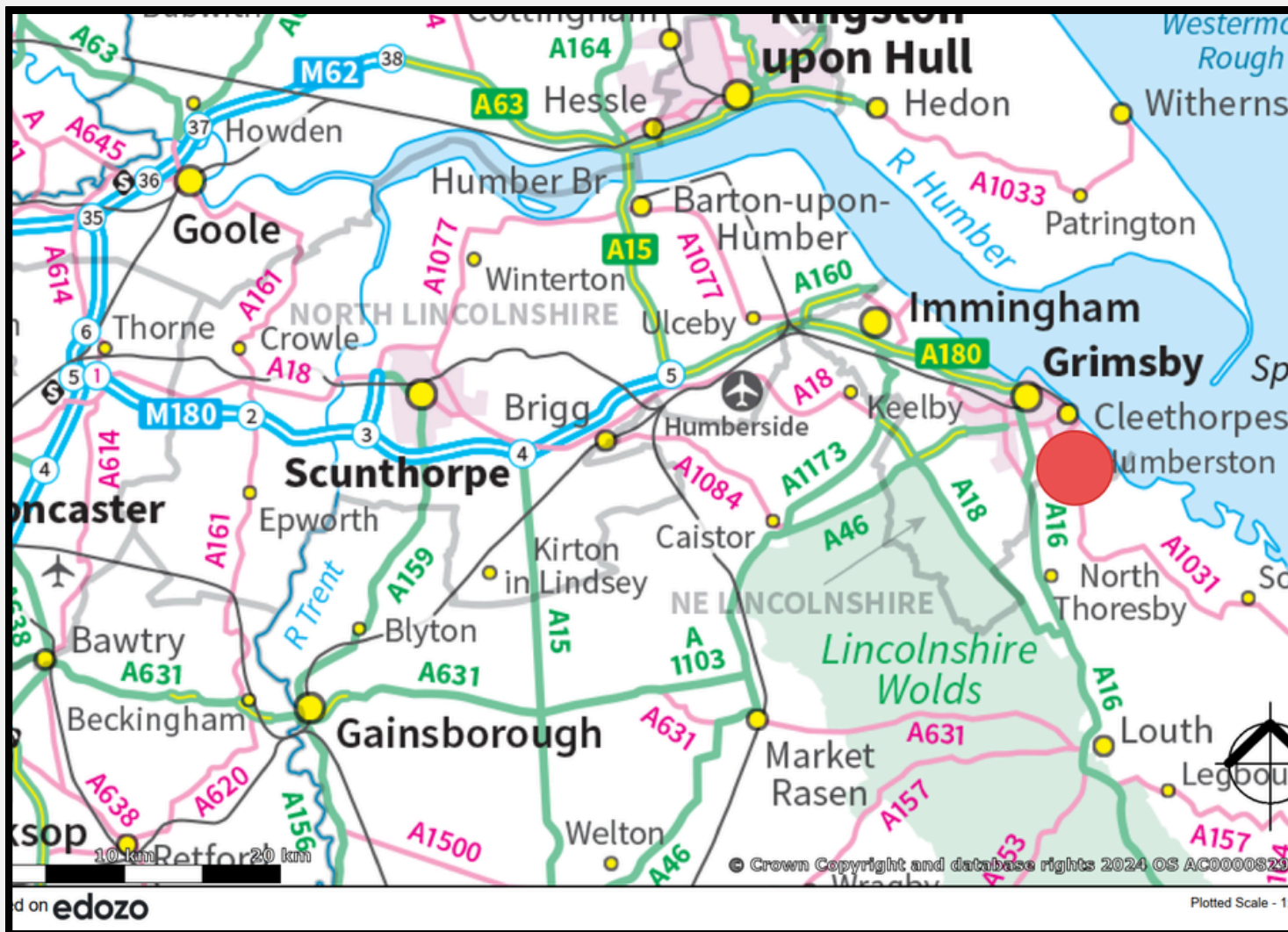
Meridian Point Retail & Leisure Park site plan

Viewings

Viewings are strictly by appointment with the sole agents Sanderson Weatherall.

Contact
Peter Heron
07843 634158
peter.heron@sw.co.uk

Sanderson Weatherall, 6th Floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL



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