

TO LET



33 Sea View Street, Cleethorpes, DN35 8EU

- Ground floor retail premises
- Additional storage and office to upper floors
- NIA 78.78 sq m (848 sq ft)
- Security shutters

Available on new lease: £13,000 per annum exclusive

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COMMERCIAL
PROPERTY
EXPERTISE
ACROSS THE
HUMBER
REGION

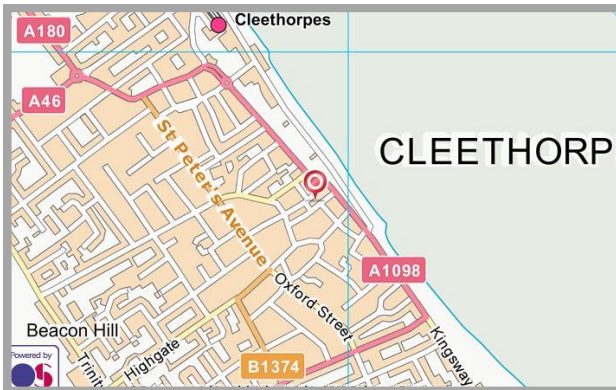


LOCATION

The property is situated on the south side of Sea View Street in a prominent position close to the junction with Cambridge Street. This is a busy and popular niche retail and café / restaurant destination. The location is well renowned for independent clothes boutiques, jewellers and a food and beverage offering including Daniella Draper, Petit Delight, Tillets and the recently opened Arthur's Bar. Nat West bank is located at the far end of Sea View Street.

Sea View Street is a one way street with limited on street parking and a larger public car park being located nearby off Wardall Street. Bus routes operate close by and Cleethorpes railway station provides links to Grimsby, Lincoln and Doncaster. Cleethorpes sits adjacent to Grimsby. Road communications are good with the A180 to the west providing access to the national motorway network and the A46 providing access to Lincoln.

Sea View Street was a runner up in the Great British High Street Awards 2016. Significant funding has recently been obtained for regeneration in Cleethorpes, including Sea View Street, which will include pedestrianisation of part of the street, public realm works and grants for individual buildings.



DESCRIPTION

The property comprises a mid terraced property offering retail accommodation at the ground floor with ancillary storage, and kitchen at first floor and office space at second floor.

The property is of traditional brick construction under a pitched replacement tile roof. There is a traditional timber framed display window at ground floor with recessed entrance. The upper floor windows have timber sash frames.

The retail space benefits from laminate flooring and surface mounted fluorescent lighting. To the rear of the shop there is a fitting room area. The shop has an external security shutters. The current business, a specialist lingerie retailer, has traded from this location for many years but is now relocating. The property offers the potential for continued retail use but could, subject to the necessary planning consents being obtained, be used for alternative food and drink or financial and professional services in common with other properties along Sea View Street.

Please note that Townscape Heritage Grant Funding may be available for this property. For further information call Carol Heidshuster at NE Lincs Council on 01472 325630.

ACCOMMODATION

The property has been measured on a net internal basis. The accommodation is as follows:-

Ground floor shop and ancillary space 43.0 sq m (463 sq ft)

First floor stock room and kitchen 31.1 sq m (335 sq ft)

Second floor office 4.6 sq m (50 sq ft)

TERMS

The property is being made available by way of a new full repairing and insuring lease at a rent of £13,000 per annum exclusive. The length of lease by negotiation.

OTHER INFORMATION

Local Authority: North East Lincolnshire Council. For Economic Development Enquiries please telephone 01472 326142 or email enquiries@investnel.co.uk.

Rateable Value: £10,750

EPC: The property has an Energy Performance Asset Rating E.

Services: Mains water, electricity & drainage are connected to the property. Please note that the services have not been tested and prospective tenants are advised to check on the suitability of the services for their proposed use.

VAT: All rents quoted are 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 which can be read at www.leasebusinesspremise.co.uk

Legal Costs: The incoming tenant will be responsible for the landlords legal costs incurred in respect of the preparation of the lease.



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