

TO LET

33 ALEXANDRA ROAD

CLEETHORPES, DN35 8LF

Ground floor shop unit

Available early 2022 following refurbishment

“White box” finish including new shop front

Approx. 71.6 sq m (770 sq ft)

New lease: £10,000 pa - incentives available

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Location

The property is situated in a prominent location on Alexandra Road in Cleethorpes in a terrace of similar Victorian properties between Albert Road and Mill Place. Alexandra Road is the principle road overlooking the central promenade area in the heart of the seaside resort. Other properties in the immediate area are used for retail purposes, food and beverage and traditional amusement arcades. Cleethorpes is located within North East Lincolnshire and neighbours the town of Grimsby.

Description

A ground floor shop with ancillary accommodation forming part of a larger three storey Victorian property. The property is currently in the process of being refurbished to include a new shop front and “white box” finish to the main retail area. The accommodation extends in total to approximately 71.6 sq m (770 sq ft). The tenant will have the right to use the rear yard in common with the flat tenants above for bin storage. Please note that hot food use will not be permitted by the landlords.

Terms

The shop is being offered to let on a new lease at an initial rent of £10,000 per annum. The tenant will be responsible for internal repairs and decoration, the maintenance and decoration of the shop front and a fair proportion of the landlords costs in respect of the maintenance of external areas and obtaining buildings insurance. The length of lease to be by negotiation. The landlord agrees to the first three months to be at half rent for fitting out purposes.

Additional information

Local Authority:- North East Lincolnshire Council

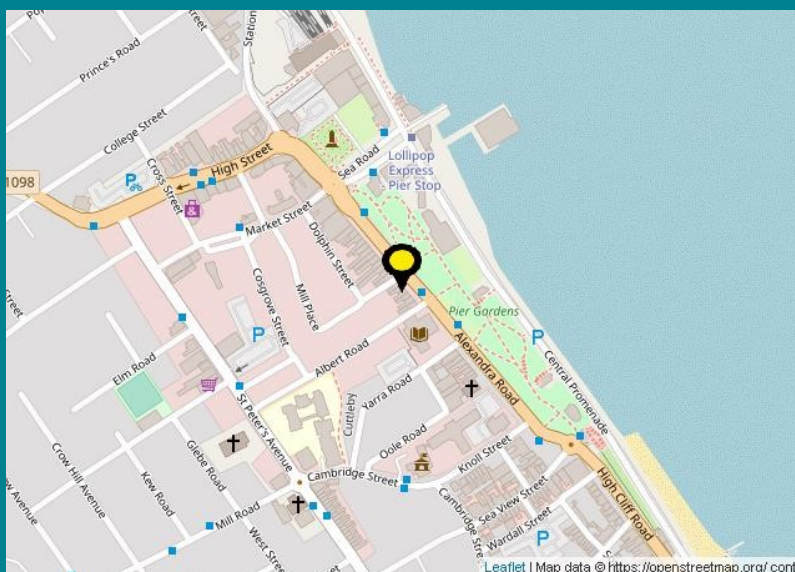
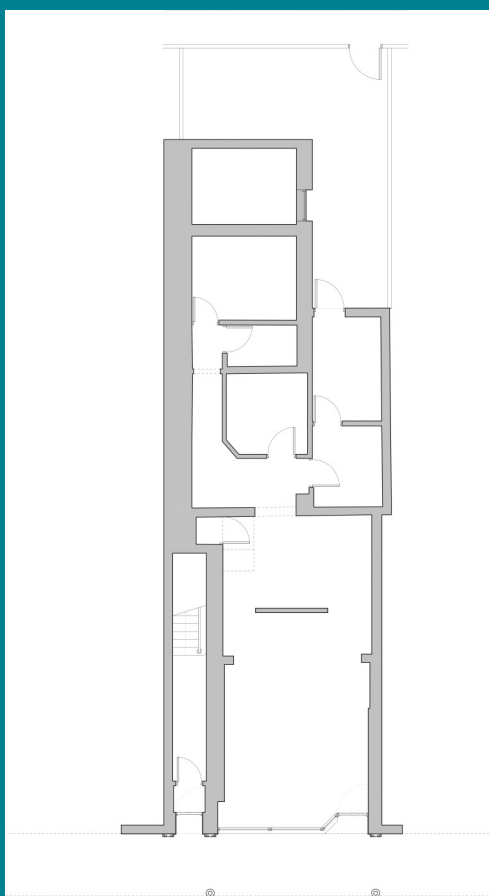
Rateable Value:- £6,000. We expect the property will be reassessed once the refurbishment is completed.

Energy Performance Certificate:- D - 99. We expect the property will be reassessed once the refurbishment is completed.

Services:- All mains services are connected to the property.

Legal Fees:- Each party will be responsible for their own legal costs incurred.

VAT:- All prices expressed in these particulars are exclusive of VAT. VAT is not applicable to this transaction.



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