



**CLEETHORPES PROPERTIES**

**COMMERCIAL**

**41-45 CAMBRIDGE STREET  
CLEETHORPES DN35 8HD**



**TO LET**

**EXCELLENT BUSINESS LOCATION**

**COMMERCIAL/RETAIL UNIT OF APPROX 823 SQ FT (76.5) SQ M. FITTED TO A HIGH SPECIFICATION CURRENTLY BEING USED AS BEAUTY SALON. SITUATED ON AN ESTABLISHED RETAIL AREA WITHIN THE POPULAR CLEETHORPES RESORT. AVAILABLE ON NEW FRI LEASE TERMS**

**HIGH SPEC BUSINESS UNIT**

**£15,600 per annum (£1300 PCM)**



07411 422049



[n.johnson@cleethorpes-properties.co.uk](mailto:n.johnson@cleethorpes-properties.co.uk)

3<sup>rd</sup> Floor Hampton House, Church Lane, Grimsby, North East Lincolnshire, DN31 1JR.

Cleethorpes Properties is a trading name of Cleethorpes Properties Limited registered in England and Wales, registered number 01338498.

## Location

The premises is prominently located within the busy seaside town of Cleethorpes within close proximity to the popular shopping facilities of both Sea View Street and St Peters Avenue. The area has numerous fine dining establishments as well as various wine bars, shops etc. With easy access to Grimsby and close to the M180 motorway network.

## Description

The business unit is fitted to an exceptional standard throughout. Suitable for various uses such as retail, trade counter, office, private practice etc.

The shop includes a main reception/sales area plus several other rooms/offices. Fitted kitchen facilities and WC..

## Terms/Rent

The units are available on new 3-year term FRI lease at £15,600 per annum (£300 Per Week,) paid monthly in advance by way of bank standing order directly to the landlord.

Buildings insurance contributions are payable monthly to the Landlord.

## Accommodation

The approximate accommodation comprises:

Main Reception/sales Area	46.6 sq. m. (501 sq. ft)
Office 1	9.46 sq. m. (101.7 sq. ft)
Office 2	4.81 sq. m. (51.7 sq. ft)
Office 3	3.37 sq. m. (36.2 sq. ft)
Office 4	4.36 sq. m. (46.9 sq. ft)
Kitchen	7.89 sq. m. (84.9 sq. ft)
WC	

## Legal Costs

The ingoing tenants will be responsible for all reasonable landlord's fees.

## Rateable Value

We are advised by North East Lincs Council that the rateable value is £13,000 per annum. Interested parties are advised to confirm this with the Local Authority.

**Viewing strictly through Nicola Johnson on behalf of Sole Agent Cleethorpes Properties.**

Telephone: 07411 422049

Email: [n.johnson@cleethorpes-properties.co.uk](mailto:n.johnson@cleethorpes-properties.co.uk)

Whilst every endeavour has been made to ensure the accuracy of these particulars no responsibility is accepted for errors of description or measurement and they do not form part of a contract. Purchasers are advised to satisfy themselves to the accuracy of all such statements. These particulars are given on the understanding that all negotiations must be carried out through Cleethores Properties Commercial. VAT may be charged on the transaction at the appropriate rate.