

TO LET

33 CAMBRIDGE STREET, CLEETHORPES, DN35 8HD



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Additional photographs of the property can be viewed on our website.

## Ground floor Class E / retail unit

Popular location on corner of Sea View Street

Mixed use area close to other shops, hair and beauty, food and beverage

One month rent free

Available on new lease: £9,000 pa excl

## LOCATION

The property occupies a prominent position on the corner of Cambridge Street and Sea View Street in the centre of Cleethorpes, a short distance from the seafront. The unit occupies part of the ground floor of a larger mixed commercial and residential building.

This part of Cleethorpes is popular with a variety of local businesses. It is close to the Civic Offices. On street parking is available on the nearby streets and there is a pay and display car park on Wardall Street. A number of bus routes operate close by.

## DESCRIPTION

The property comprises a ground floor Class E / retail unit benefiting from a return frontage to Sea View Street and electrically operated security shutters. There is a recessed corner entrance.

Internally there is an existing shop counter which can be removed if required. There are raised display areas to each of the windows. There is spot lighting.

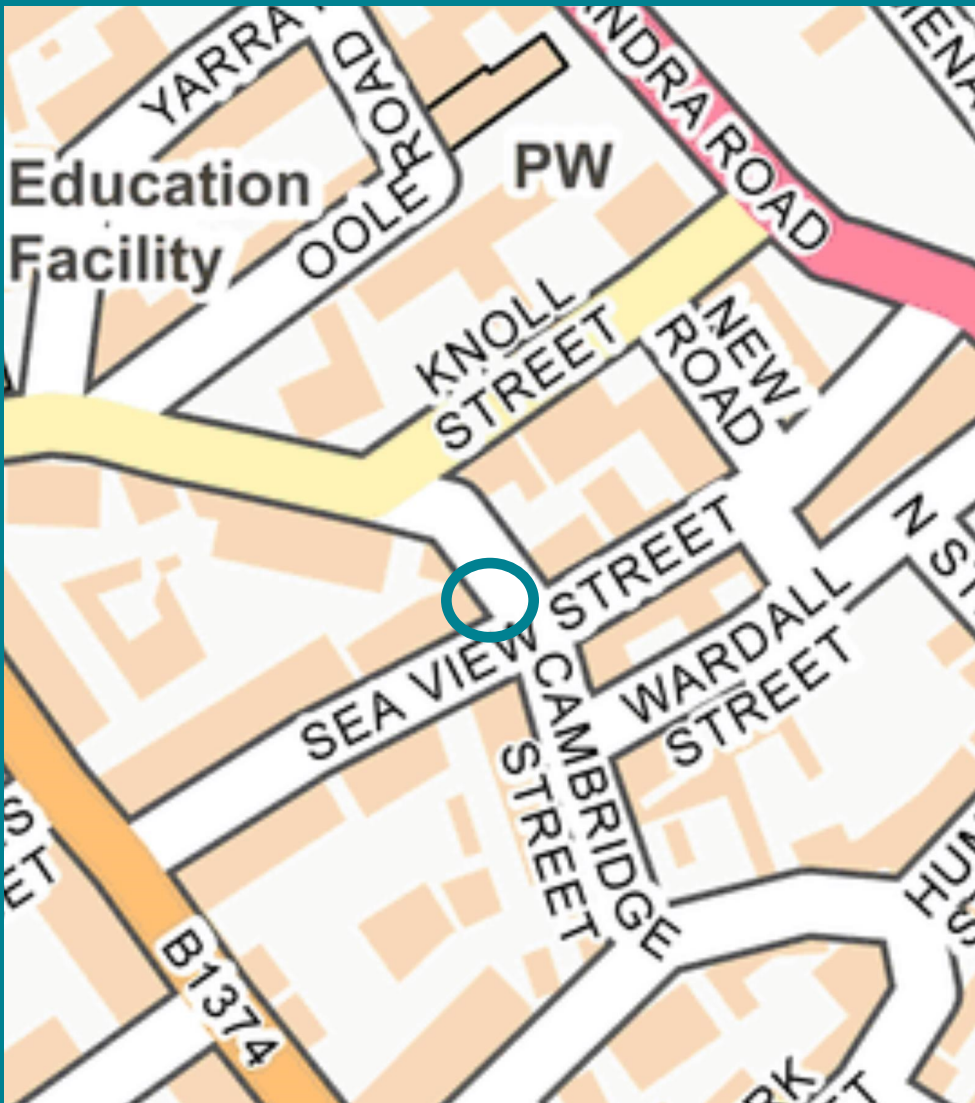
This is a mixed use area and the property would suit retail use, hairdressers, barbers, beauty uses etc.

There is a shared toilet which is accessed externally. The landlord is willing to install a new toilet in the shop unit itself if specifically required by a tenant, but this will reduce the usable floor space.

## ACCOMMODATION

The property has a floor area of 37.2 sq m (400 sq ft).





## TERMS

The property is available on a new lease, length by negotiation, subject to a minimum term of three years. The rent is £9,000 per annum exclusive. The tenant will be responsible for the repair, maintenance and decoration of the interior of the property, window and door frames, shutters and glass plus a fair proportion of the landlords costs of maintain the main fabric of the building. The first month will be rent free to allow the tenant to decorate and fit out the premises.

## ADDITIONAL INFORMATION

**Local Authority:** North East Lincolnshire Council.

**Rateable Value:** £7,400.

**EPC:** C (67).

**Services:** Electricity is connected to the property. Tenants are advised to check on the suitability of supplies for their proposed use.

**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 of Leasing Business Premises. A copy of the code is available on request.

**Legal Costs:** Each party will be responsible for their own legal costs incurred.

## VIEWING AND FURTHER INFORMATION

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