

# Lot 54

£10,000 Per Annum  
Exclusive Stepped Rent  
to £15,000 in Year 3 (1)

## 43 St Peters Avenue, Cleethorpes, Lincolnshire DN35 8JQ

Freehold Retail Investment on a new 3 year lease (1)



### Key Details

- Prominent Town Centre Location
- New 3 year lease
- Stepped Rental Increases – Year 2 - £12,000 & Year 3 - £15,000 (1)
- Nearby occupiers include Greggs, Cooplands, Boots, Sainsburys Local, Nationwide and Costa Coffee.
- VAT-free investment

### On Instructions of a Major Property Company

#### Location

Miles: 2 miles south-east of Grimsby  
16 miles south-east of Hull  
22 miles east of Scunthorpe  
32 miles north-east of Lincoln

Roads: M181, A46, A16

Rail: Cleethorpes Rail

Air: Humberside Airport, Robin Hood Doncaster  
Sheffield Airport

#### Situation

Cleethorpes is a seaside resort on the Humber estuary located 2 miles south-east of Grimsby town centre, 22 miles east of Scunthorpe and 32 miles north-east of Lincoln. The property is centrally located to the west side of St Peters Avenue in Cleethorpes town centre. Nearby occupiers including Greggs, Cooplands, Boots, Sainsburys Local, Nationwide and Costa Coffee.

#### Description

The property comprises a ground floor shop with ancillary accommodation above.

#### Tenure

Freehold.

#### VAT

VAT is not applicable to this lot.

#### Six Week Completion

#### Energy Performance Certificate

See legal pack at [www.acuitus.co.uk](http://www.acuitus.co.uk)

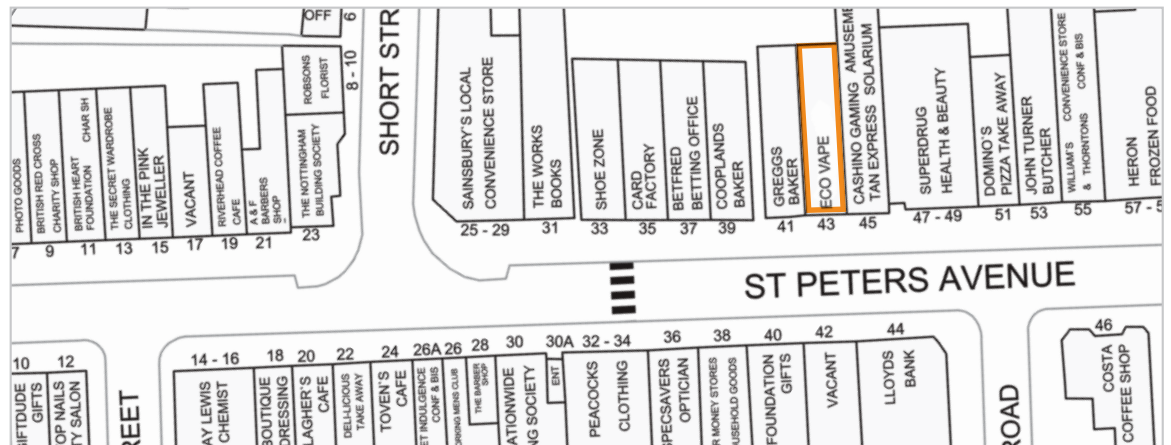
### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Retail	75.88 sq m (816 sq ft)	E Liquid Stores	3 years from	£10,000 (3)	Year 1
First	Ancillary	45.13 sq m (485 sq ft)	Limited t/a eco Vape (2)	30/03/2021		£10,000 pa Year 2 £12,000 pa Year 3 £15,000 pa (1) (29/03/2024)
<b>Total</b>		<b>121.01 sq m (1,301 sq ft)</b>			<b>£10,000</b>	

- (1) Mutual option to determine on 30th March 2023, upon 3 months notice
- (2) Operate from 24 shops (source: [www.eco-vape.co.uk](http://www.eco-vape.co.uk))
- (3) Rent Deposit held of £5,000

#### Planning

The property may benefit from future redevelopment for a variety of uses, subject to all necessary consents/permissions and current tenancy. Interested Parties are referred to [www.nelincs.gov.uk](http://www.nelincs.gov.uk)



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