



Old Working Men's Club, 26 St Peter's Avenue, Cleethorpes  
DN35 8HL

#6080/2024K

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# OLD WORKING MEN'S CLUB

26 ST PETER'S AVENUE, CLEETHORPES, DN35 8HL



Agreement

To Let



Detail

Fully Fitted Bar / Pub



Rent

£25,000 pax



Size

268 sq m (2,889 sq ft)



Location

Cleethorpes, DN35 8HL



Property ID

#6080/2024K

**For Viewing & All Other Enquiries Please Contact:**



**JASPER NILSSON**

BA (Hons)  
Surveyor

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## Property

These fully fitted bar premises are situated on a prominent pitch on St Peter's Avenue in the popular seaside town of Cleethorpes.

On the ground floor, the property comprises a large open plan trading area with an adjacent bar, seating and a large stage. The ground floor also benefits from an office, large storage area and both male and female WCs.

The first floor comprises a second trading area with its own pop up bar, side office and further WCs.

The property will be let as seen and all furnishings will be kept within the premises, including tables, chairs and draught equipment.

## Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	183.10	1,971
First Floor	85.33	918
Total NIA	268.43	2,889

## Energy Performance Certificate

To be assessed.

## Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

## Town & Country Planning

The most recent use for the property was as a drinking establishment falling within Use Class Sui Generis (Pub or Drinking Establishment) of the Town and Country (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations with the Local Planning Authority.

## Rates

**Charging Authority:** North East Lincolnshire Council  
**Description:** Club and Premises  
**Rateable value:** £10,250

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

## Tenure

The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

## Rent

**£25,000 per annum exclusive**

## Service Charge

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

## VAT

VAT may be charged in addition to the rent at the prevailing rate.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

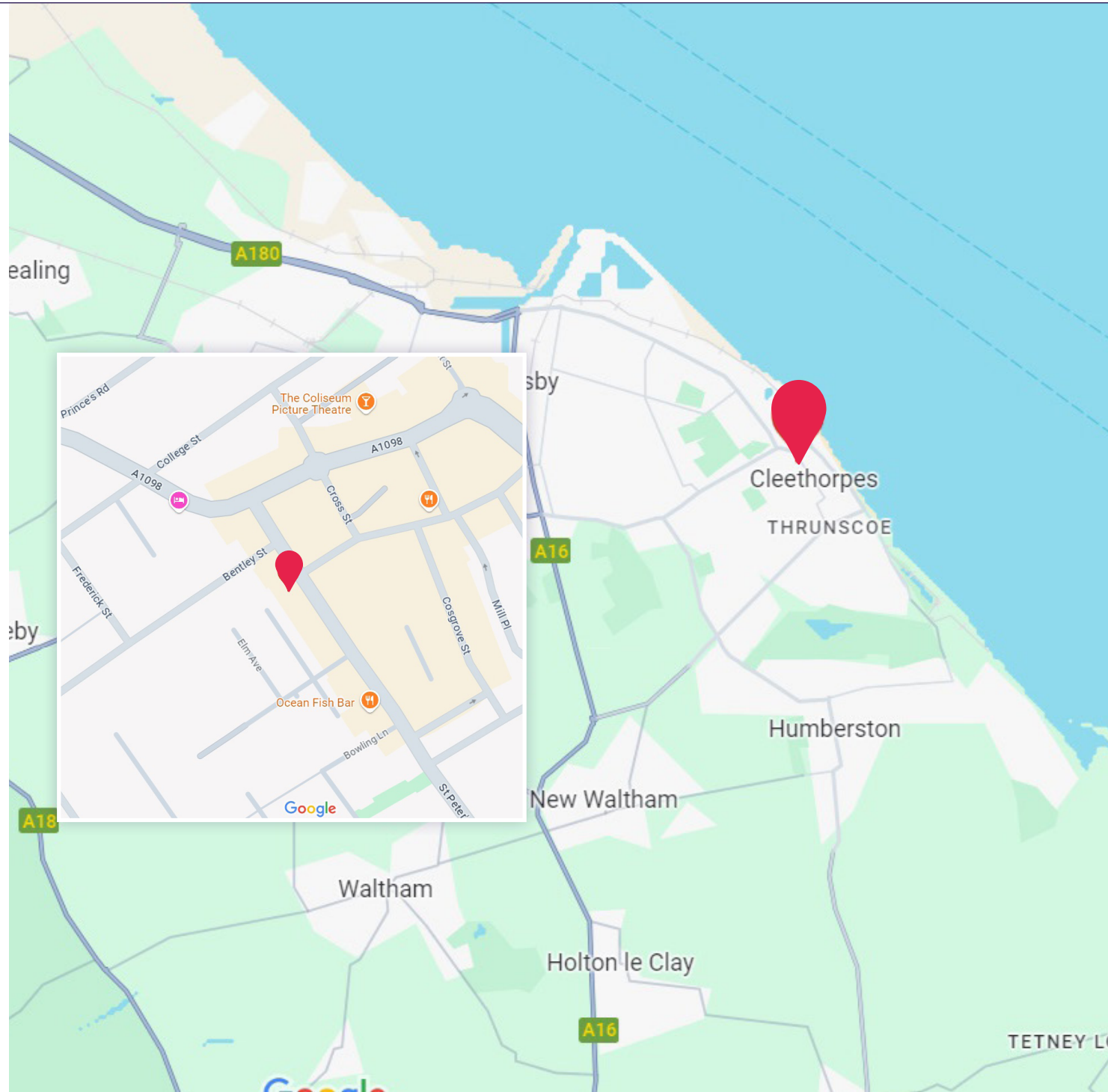
## Location

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The property occupies a prominent location on St Peter's Avenue within the popular seaside resort of Cleethorpes.

The resort has a residential population of circa 40,000, increasing significantly during the busy summer months and sits adjacent to the much larger town of Grimsby, which lies around 2 ½ miles to the north west.

St Peter's Avenue is in the prime retailing pitch in the town and, consequently, the surrounding area to the north, south, west and east comprises a good mix of local and national retailers.









50 metres