



Bowcliffe

TO LET

Up To 10,170sqft /945sqm
(May Split)



33 KENNEDY WAY
IMMINGHAM
DN40 2AB



Bowcliffe

Trinity One, Neptune Street, Leeds, LS9 8AE
Tel. +44 (0)113 2452452

Reg. No. 08336971
Regulated by RICS

LOCATION

The property is situated in Immingham Town Centre on the modern Kennedy Way Shopping Centre. The centre benefits from a large, surfaced car park for approximately 350 vehicles.

Other significant occupiers in the vicinity include Tesco, Home Bargains, B&M, Aldi, Farmfoods, Heron and Card Factory.

DESCRIPTION

The property is a modern retail unit arranged on 2 levels providing ground sales and store with further storage, wc's kitchen and office to the first floor. The property provides the following approximate gross internal accommodation:-

Ground Floor	7,990sq ft	742sqm
First Floor	2,180sqft	203sqm

LEASE

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

RENT

Upon application.

RATES

The property is assessed as follows;

Rateable Value	£75,000
UBR	£0.512
Rates payable	£38,400

Interested parties should verify these figures with North East Lincolnshire Council Business Rates Department.

EPC

An EPC is available upon request. The property has an energy rating of B.

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

VIEWING

All enquiries should be via the agents, Bowcliffe Chartered Surveyors.

For further information or to make arrangements to view, please contact;

Jeff Robertson
Tel: 0113 245 2452 / 07973833085
Email: jr@bowcliffellp.com

Alternatively contact our joint agents
CN Prop;

Phil Coombes
Tel: 07715 678 426
Email: phil@cnprop.co.uk

THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

Bowcliffe for themselves and for the vendor(s) or lessor(s) of this property whose agents they are given notice that; (i) These particulars do not constitute, nor constitute part of, an offer or contract, (ii) All details are given in good faith and are believed to be correct but any intending purchaser or lessee must satisfy themselves as to the correctness of the details and must not rely upon them as statements or representations of fact, (iii) No person employed by Bowcliffe has any authority to make or give any representation or warranty in relation to this property, (iv) Unless otherwise stated all prices and rents are quoted exclusive of VAT, (v) These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

Date of Particulars: August 2022

**Kennedy Way Shopping Centre
& De Kyme Hotel
Immingham
DN40 2AB**



