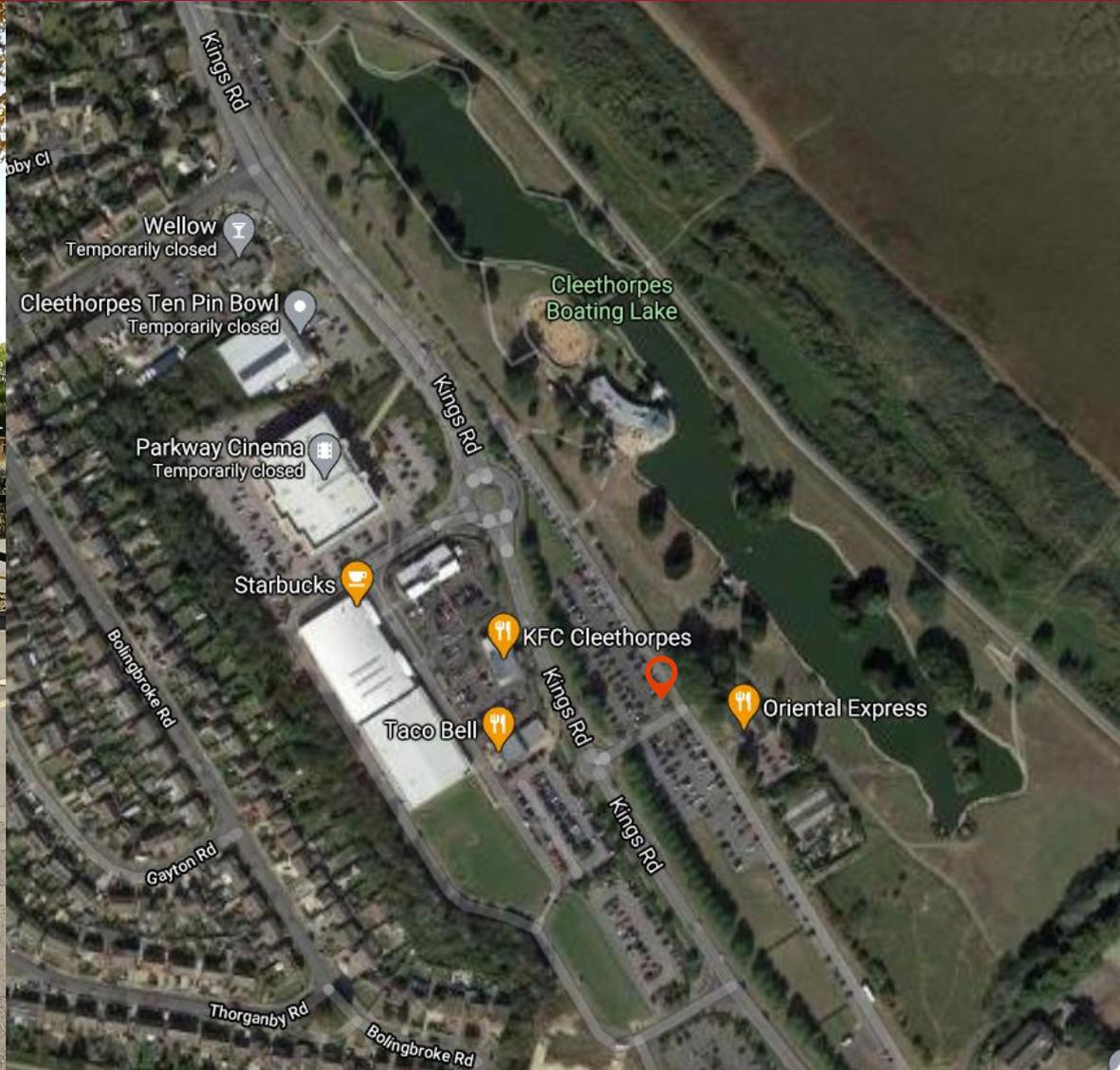




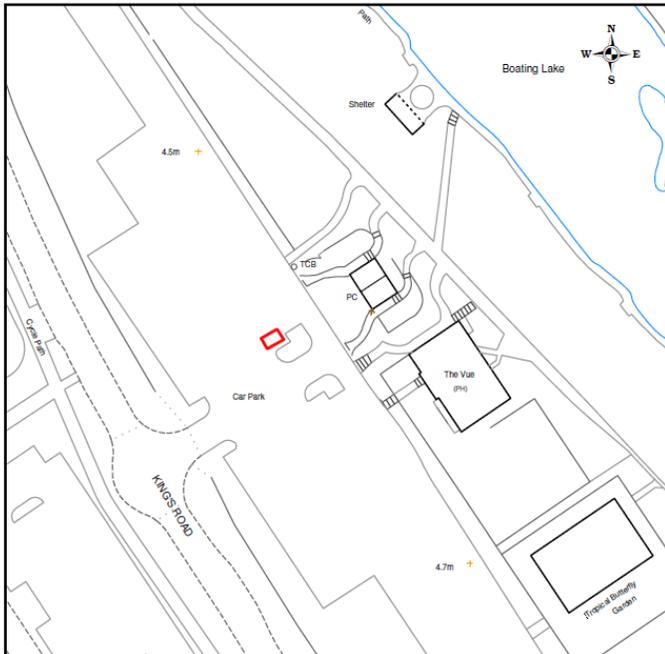
# Concession Space, Site BL49, Boating Lake Car Park, Kings Road, Cleethorpes, North East Lincolnshire Concession Space To Let



## Location

Cleethorpes is a popular North East Lincolnshire coastal town benefiting from high degrees of tourism particularly during the summer months. North East Lincolnshire has a population of approximately 160,000 people. The town benefits from access from the A180, A46 and A1098 and in addition there is also a railway station and a variety of bus routes serving the town. Cleethorpes is situated approximately 5 miles to the east of Grimsby which is the commercial centre of North East Lincolnshire.

The site is situated within the Kings Road public car park which services the Cleethorpes Boating Lake and surrounding amenities.



## Summary

- Ice cream van concession space To Let.
- Situated adjacent to a popular well-established tourist area which generates high levels of footfall.
- Available on new lease.
- May suit other food vending uses.

## Description

The subject plot is suitable for locating a mobile ice cream stand or van for the sale of ice creams and ancillary products or other snack/food products.

Being situated within the primary public car park servicing the Cleethorpes Boating Lake, the site benefits from high levels of footfall from tourists and the local population, with surrounding amenities including the Boating Lake, the Parkway Cinema and Cleethorpes Discovery Centre Café.

## Site Area

The site comprises a plot of land capable of locating a single vehicle/stall.

## Terms

The site is available To Let, subject to the following terms and conditions.

## Rent

£5,200 per annum, exclusive of rates, VAT (if applicable) and all other outgoings, payable quarterly in advance by bankers standing order.

## Lease Term

By negotiation.

## Repairs

The lease will be drawn on a full repairing basis.



## Contacts

**Duncan Willey**  
01724 294946 | 07710 344602  
duncan.willey@pph-commercial.co.uk



**Sam Fallowfield**  
01724 294942 | 07340 518003  
sam.fallowfield@pph-commercial.co.uk



Date: April 2021 File Ref: 14593SL



Europarc, Innovation Way  
Grimsby, North East Lincolnshire, DN37 9TT  
01472 267513 [pph-commercial.co.uk](http://pph-commercial.co.uk)

### PROPERTY MISREPRESENTATION, MISDESCRIPTION & FINANCIAL SERVICES ACTS

PPH Commercial Limited for themselves and for their clients of this property, give notice that: (i) these particulars are a general outline only and do not constitute the whole or any part of an offer or contract; (ii) PPH Commercial Limited cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use or other details contained herein. Prospective purchasers or tenants must satisfy themselves as to their accuracy; (iii) no employee of PPH Commercial Limited has any authority to make or give any representation or warranty or enter into any contract in relation to the property; (iv) rents or prices quoted in these particulars may be subject to VAT in addition.

