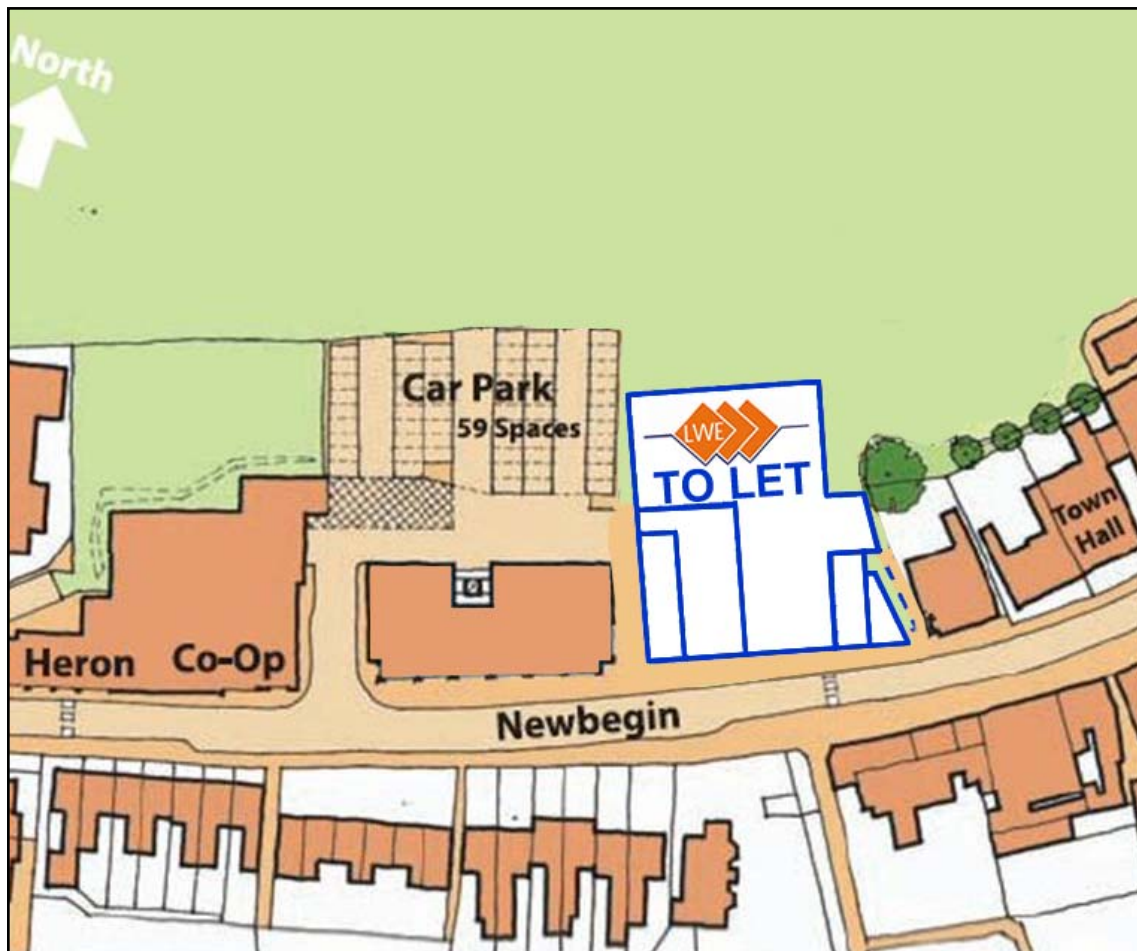




# TO LET

## NEW RETAIL UNITS

Retail Development, Newbegin, Hornsea



- ◆◆ TOWN CENTRE LOCATION
- ◆◆ HIGH STREET FRONTAGE
- ◆◆ SURFACED CAR PARK ADJACENT



## Location

The development is located on Newbegin, in the East Riding of Yorkshire Coastal town of Hornsea, 16 Miles to the north of Hull.

The scheme will lie in the town centre of Hornsea and be part of the town centre retail regeneration.

## Description

The scheme will provide 17,700 sqft (1,644 sqm) of new ground floor retail space near to Hornsea Town Hall.

Other retailers represented include Co-op Supermarket, Heron Frozen Foods and William Hill.

The units will be provided to a shell specification. The developer is prepared to discuss enhanced shell specifications subject to covenant, status and letting terms.

## Accommodation

The units will be arranged as follows:

Unit	Sq ft	Sq m	ITZA sqft
1 let	1,500	139	792
2 under offer	3,200	297	-
3 to let	11,500*	1,068	-
4 to let	1,000	92.9	631
5 to let	507	47	422

\* Plus 4,500 sqft ancillary storage on first floor

## Rents

Rents are available on request from the letting agent and will be exclusive of all other outgoings.

Incentives are available for ingoing tenants subject to covenant and lease terms.

## Terms

The units are available on full repairing and insuring terms in multiples of 5 years with 5 yearly rent reviews.

## Costs

Both parties will be responsible for their own legal and professional costs incurred in this transaction.

## Planning

It is anticipated that the available units will benefit from A1 retail planning consent. Further enquiries for use class should be made to the letting agent.

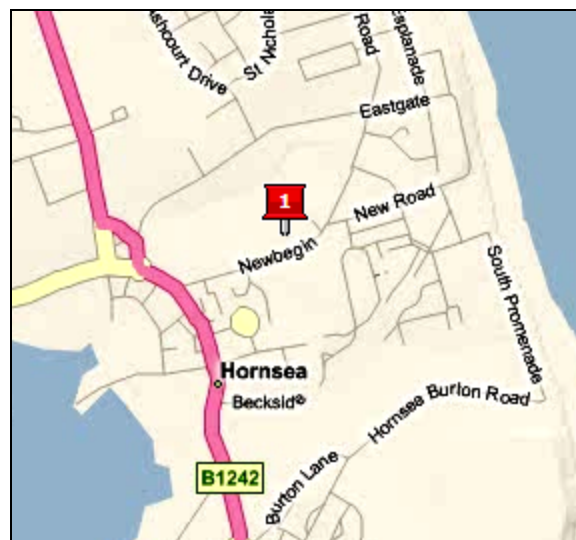
Copies of the planning application drawings are available on request.

## Rates

The units will be assessed for Rateable Values on completion of the development by the Valuation Office Agency.

## VAT

Where applicable VAT is payable on the rental and other related transactions at the current subsisting rate.



### All Enquiries to Sole Agents

Jamie Smyth - 07725799437 or Jack Smith - 07515198715

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Ref: 500-001

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