



KENNEDY WAY

///verge.dusts.glimmers

Immingham
DN40 2AE

Occupiers Include

TESCO

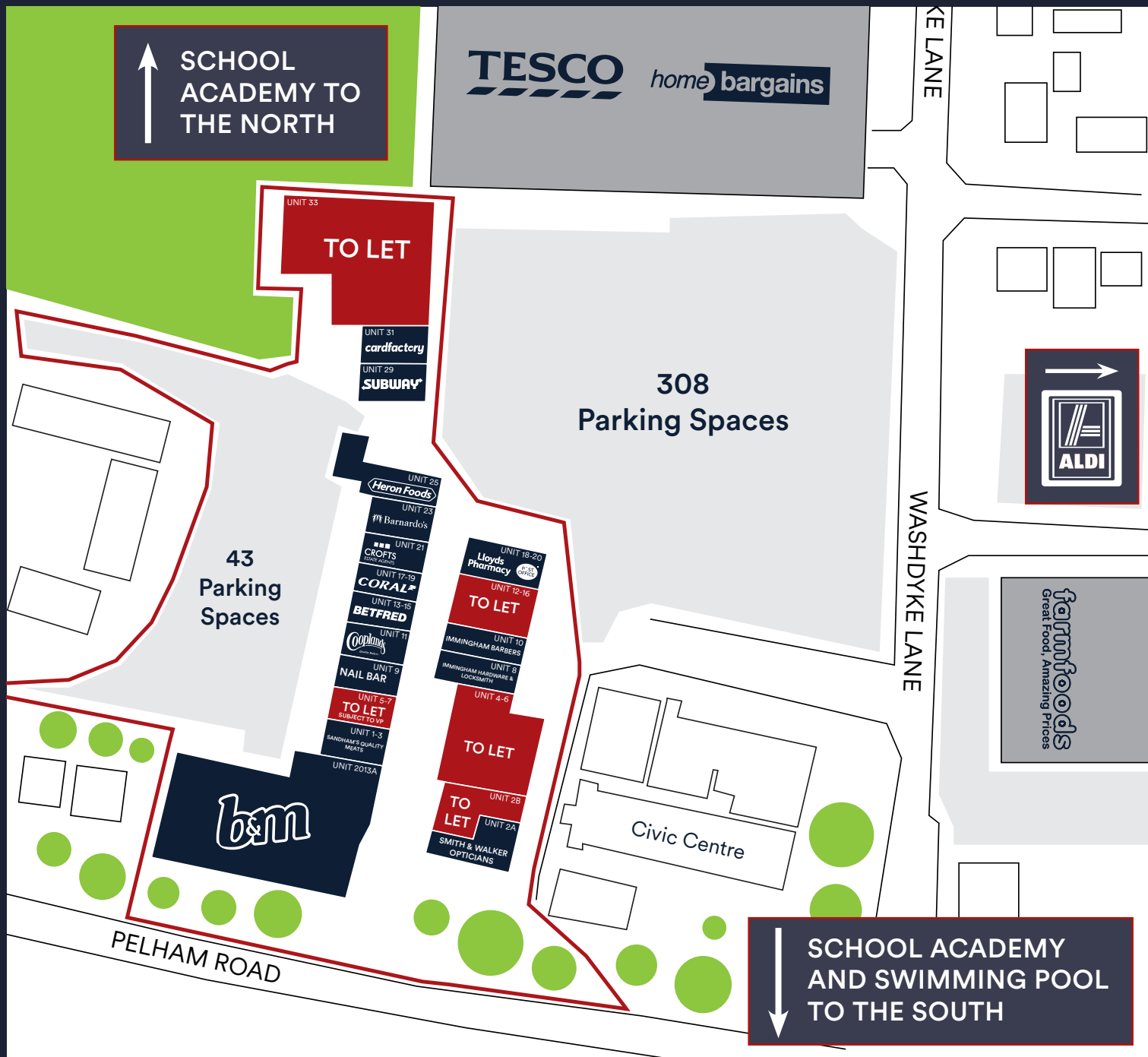
Heron Foods

b&m

SUBWAY

home bargains

cardfactory



AVAILABLE UNITS

| UNIT 2B | sq.ft | sq.m |
|----------------|---------|-------|
| GROUND FLOOR | 1,578 | 146.6 |
| RENT | POA | |
| RATEABLE VALUE | £24,250 | |
| SERVICE CHARGE | TBC | |
| EPC | B:44 | |

| UNIT 4-6* | sq.ft | sq.m |
|---------------------|---------|-------|
| *potential to split | | |
| GROUND FLOOR | 4,201 | 390.2 |
| RENT | POA | |
| RATEABLE VALUE | £51,000 | |
| SERVICE CHARGE | TBC | |
| EPC | D:96 | |

| UNIT 5-7 | sq.ft | sq.m |
|----------------|---------|-------|
| GROUND FLOOR | 2,127 | 197.6 |
| RENT | POA | |
| RATEABLE VALUE | £28,000 | |
| SERVICE CHARGE | TBC | |
| EPC | C: | |

| UNIT 12-16* | sq.ft | sq.m |
|---------------------|---------|-------|
| *potential to split | | |
| GROUND FLOOR | 2,646 | 245.8 |
| RENT | POA | |
| RATEABLE VALUE | £42,000 | |
| SERVICE CHARGE | TBC | |
| EPC | C:62 | |

| UNIT 33* | sq.ft | sq.m |
|---------------------|------------|-------|
| *potential to split | | |
| GROUND FLOOR | 9,981 | 927.2 |
| RENT | POA | |
| RATEABLE VALUE | £67,500 | |
| SERVICE CHARGE | TBC | |
| EPC | On Request | |



DESCRIPTION

- Busy community retail parade
- National and independent retailers represented
- Large ample, dedicated car park
- Anchored by B&M, Tesco and Home Bargains
- Other retailers represented include Card Factory, Subway, Heron Foods, Barnardo's, Cooplands Bakery, Betfred and Coral.

LOCATION

Immingham is a port and town, positioned on the south bank of the Humber Estuary. The resident population is approximately 10,750, with an additional 500 houses currently being built in the area. With national, regional and independent retailers all represented, Kennedy Way is the focal point for shopping within Immingham.

SERVICE CHARGE & INSURANCE

A service charge is payable – details available on request. The landlord insures the property and recovers the premium from the tenant.

SERVICES

The units have electricity and water connected.

PLANNING

An incoming tenant must satisfy themselves that their proposed use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

ENERGY PERFORMANCE CERTIFICATES

Further information available on request.

VAT

All rents and other figures or costs quoted are exclusive of VAT which will be payable at the prevailing rate on all sums due to the landlord.



George Kearney

07714 679 202
gkearney@lcpproperties.co.uk



Tom Percy

07385 668 043
tpercy@lcpproperties.co.uk



Richard Webster

07739 680 472
rw@newswebster.com

Matthew Webster

07565 876 686
mw@newswebster.com

Lawrence Brown

07710 312 712
lawrence@scotts-property.co.uk

MISREPRESENTATION ACT 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 9NA its subsidiaries (as defined in section 1166 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. (We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.) We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. (This brochure gives a large amount of statistical information and there will inevitably be errors in it.) intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given in no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.