

M

**KENNEDY WAY** 

**W**verge.dusts.glimmers

Immingham DN40 2AE Occupiers Include



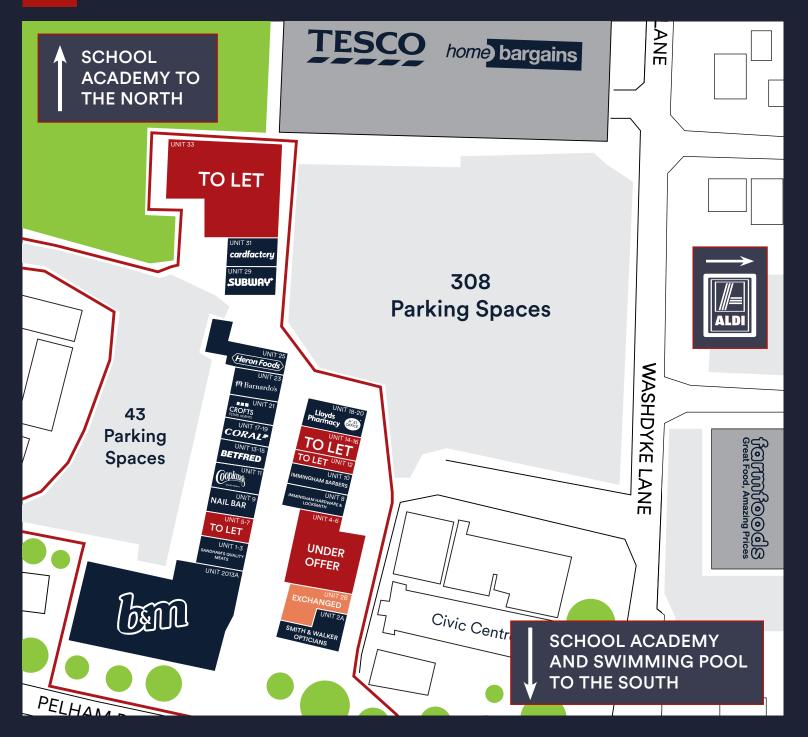








cardfactory



UNIT 2B	sq.ft
GROUND FLOOR	.0
RENT EXCHANGE	
EXCHI	£24,250
TIRGE	TBC
	B:44

UNIT 4-6* *potential to split	SO. F.
GROUND FLOOP RENT UNDER OF	ER 290.2
RENT	POA
UND	£51,000
HARGE	TBC
GFC C	D:96
	D.50

UNIT 5-7	sq.ft	sq.m
GROUND FLOOR	2,127	197.6
RENT	P	AC
RATEABLE VALUE	£28	,000
SERVICE CHARGE	TI	3C
EPC	(	D:

UNIT 12	sq.ft	sq.m
GROUND FLOOR	824	76.54
RENT	TI	3C

UNIT 14-16	sq.ft	sq.m
GROUND FLOOR	1,779	165
RENT	TE	3C

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

# M KENNEDY WAY



# SUBWAY SU

### **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.





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