



# KENNEDY WAY

///verge.dusts.glimmers

Immingham  
DN40 2AE

Occupiers Include



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	

# M KENNEDY WAY



## 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.

# LCP.

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