

Heron Foods

**NEW STORE
NOW OPEN**

Domino's NOW OPEN

STARBUCKS NOW OPEN

snap fitness^{24/7} NOW OPEN



M

KENNEDY WAY

[///verge.dusts.glimmers](http://verge.dusts.glimmers)

Immingham
DN40 2AE

Occupiers Include

TESCO

Heron Foods

b&m

SUBWAY

home **bargains**

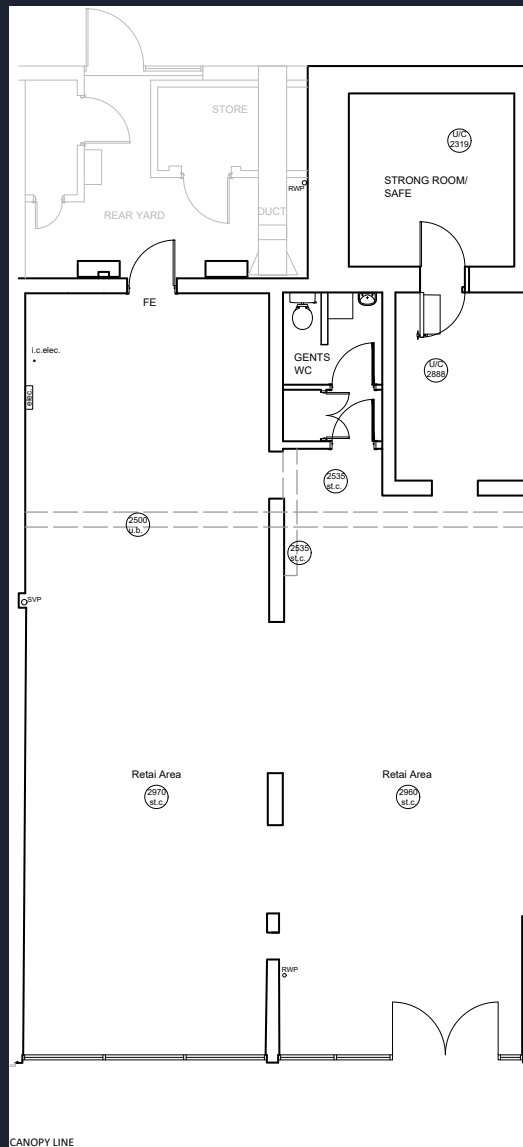
cardfactory



KENNEDY WAY

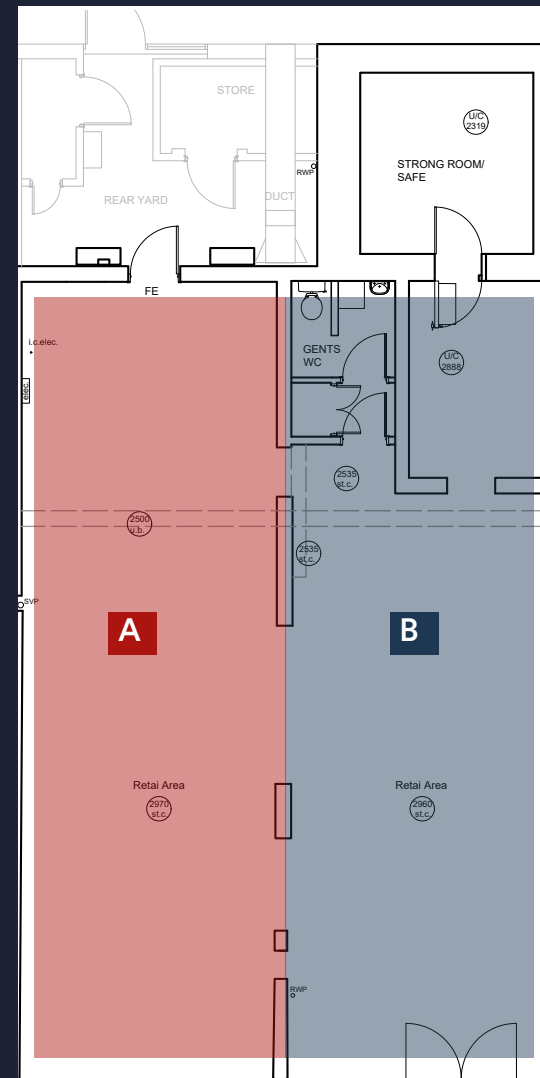


UNIT 14-16	sq.ft	sq.m
GROUND FLOOR	1,779	165
RENT	TBC	
SERVICE CHARGE	£2,777 per annum + VAT	



OPTION TO SPLIT

UNIT 14-16	A	B
AREA	990 sq.ft (91,974 sq.m)	990 sq.ft (91,974 sq.m)
RENT	TBC	
SERVICE CHARGE	TBC	





KENNEDY WAY





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. In addition, Immingham is also set to receive a £20 million investment to reshape its town center over the next ten years.

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.



M[®]Core
LCP UK



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

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