

KENNEDY WAY

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Immingham
DN40 2AE

Occupiers Include

TESCO STARBUCKS home bargains Heron Foods
snap fitness 24/7 SUBWAY cardfactory

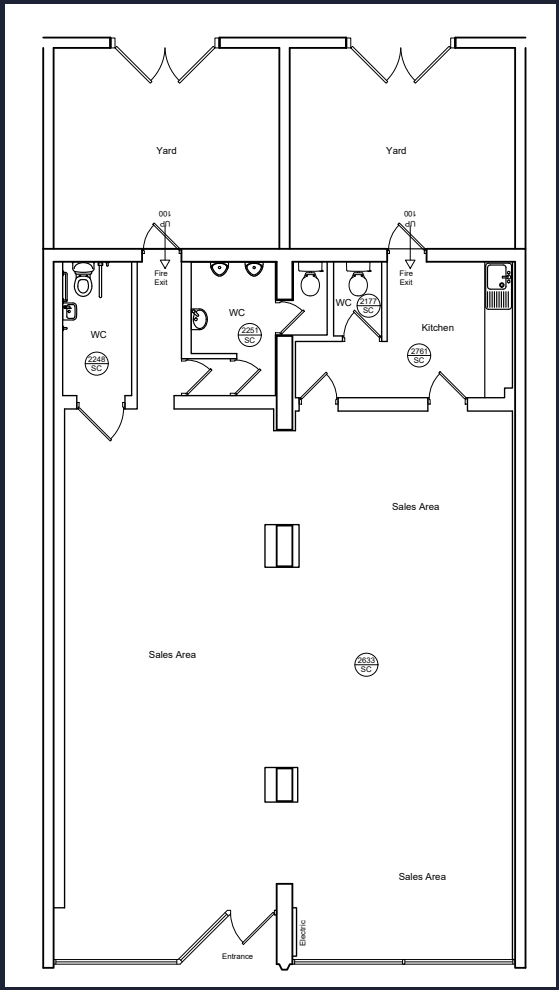
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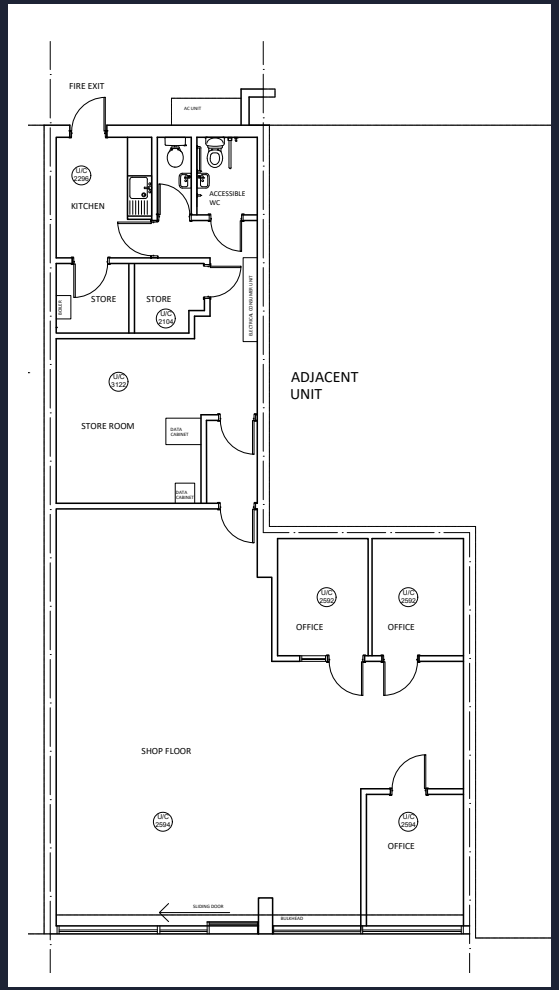
KENNEDY WAY

AVAILABLE UNITS

UNIT 13-15	sq.ft	sq.m
GROUND FLOOR	1,626	151.10
RENT	TBC	
RATEABLE VAULE	£25,500 2026	
SERVICE CHARGE	£3,968 per annum + VAT	
INSURANCE	£323 per annum + VAT	
EPC	B	



UNIT 2B	sq.ft	sq.m
GROUND FLOOR	1,578	146.6
RENT	POA	
RATEABLE VALUE	£23,000 2026	
SERVICE CHARGE	£2,564 per annum + VAT	
INSURANCE	£320 per annum + VAT	
EPC	B	



KENNEDY WAY


SUBWAY
Card Factory
STARBUCKS
Heron Foods
Top Quality - Low Prices


SUBWAY
SUBWAY
SUBWAY
Card Factory
TESCO


The Social Cafe
Coffee • Play
www.thekiddiescafe.net
SMITH & WALKER


snap fitness 24/7

KENNEDY WAY





DESCRIPTION

- Busy community retail parade
- National and independent retailers represented
- Large ample, dedicated car park
- Anchored by Snap Fitness, Tesco and Home Bargains
- Other retailers represented include Card Factory, Subway, Heron Foods, Crofts Estate Agents, Cooplands Bakery, Speed Queen 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



Tom Percy
07385 668 043
tpercy@lcpproperties.co.uk

NEWNS WEBSTER
PROPERTY CONSULTANTS
0113 433 0117
WWW.NEWNSWEBSTER.COM

Richard Webster
07739 680 472
rw@newnswebster.com

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