



CLEETHORPES PROPERTIES

COMMERCIAL

**21 HANTON AVENUE
GRIMSBY DN32 9AS**



TO LET

EXCELLENT BUSINESS LOCATION

**** 3 MONTHS RENT FREE ****

**COMMERCIAL GROUND FLOOR RETAIL UNIT OF APPROX 680 SQ FT (63.3) SQ
M. LOCATED ON A BUSY MAIN ROAD OF HANTON AVENUE WITH EASY
ACCESS TO A180. AVAILABLE ON NEW FRI LEASE TERMS**

£5,100 PER ANNUM (£425 PCM)



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3rd Floor Hampton House, Church Lane, Grimsby, North East Lincolnshire, DN31 1JR.

Cleethorpes Properties is a trading name of Cleethorpes Properties Limited registered in England and Wales, registered number 01338498.



Location

This retail premises is situated in a highly visible position on the busy throughfare of Hainton Avenue, offering easy access to A180 and the motorway network. Located on a parade of various shops/businesses with plenty of passing trade.

Description

The retail unit is available immediately and offers a good-sized retail area with further 4 storeroom/offices to the rear including a kitchen and toilet facilities. The unit has the added benefit of a electric roller shutter for additional security. The retail unit would be suitable for various uses such as hairdressers/beauty-nail bar and was previously used as a fast-food outlet.

Interested parties are advised to make enquiries with council planning department for user clarification and approvals.

Terms/Rent

The unit is available on new 3-year term FRI lease at £5,100 per annum (£425pcm) paid monthly in advance by way of bank standing order. Please note first three months are rent free.

Buildings insurance contributions are payable monthly to the Landlord.

Accommodation

The approximate accommodation comprises:

Retail area A	143 Sq ft. (13.3 sq. m.)
Retail Area B	303 Sq ft (28.2 sq. m)
Store room 1	58 Sq ft (5.3 sq. m)
Store room 2	56 Sq ft (5.2 sq. m)
Store room 3	61 Sq ft (5.6 sq. m)
Kitchen Area	58 Sq ft (5.4 sq. m)
X2 WC	

Legal Costs

The ingoing tenants will be responsible for all reasonable landlord's fees.

Rateable Value

We are advised by North East Lincolnshire Council that the rateable value is £3,650 per annum. Interested parties are advised to confirm this with the Local Authority.

Viewing strictly through Chris Bell on behalf of Sole Agent Cleethorpes Properties.

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