



**Lovelle Bacons**  
Chartered Surveyors

**COMMERCIAL**

**GROUND FLOOR  
157 GRIMSBY ROAD  
CLEETHORPES DN35 7DG**



**TO LET**

**NEW BUILD RETAIL OPPORTUNITY**

A RARE OPPORTUNITY HAS ARISEN TO OCCUPY A HIGHLY VISIBLE CORNER POSITIONED NEW BUILD TREBLE FRONTED RETAIL PREMISES, LOCATED ON THE BUSY THOROUGHFARE OF GRIMSBY ROAD, LEADING TO BOTH THE TOWNS OF GRIMSBY AND THE RESORT OF CLEETHORPES, ADJACENT TO GRIMSBY TOWN FOOTBALL STADIUM AND MACDONALDS RESTAURANT OF APPROX 831 SQ FT (77.2 SQ M SQ) - BY WAY OF A NEW SUB-LEASE AGREEMENT

**EXCELLENT TRADING LOCATION**

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2nd Floor, Hampton House, Church Lane, Grimsby, North East Lincolnshire, DN31 1JR.

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**Location**

The property holds a highly visible corner position on the busy thoroughfare of Grimsby Road, at the junction of Imperial Avenue Cleethorpes, adjacent to Grimsby Town Football Club and McDonalds Restaurant, in an excellent commercial area with easy access to all facilities. Grimsby Road is the main arterial route through to both the towns of Grimsby and the seaside resort of Cleethorpes and has a high level of traffic throughout the day.

Close by occupiers include, Grimsby Town Football Stadium, McDonald's Restaurant, Tesco Express Supermarket, Papa John's Pizza, Starbucks as well as various other local traders.

Cleethorpes is located within county of North East Lincolnshire and has a resident population of approximately 30,000 with an approximate borough population of 160,000.

**Description**

The property comprises a ground floor, new build, treble fronted retail premises with the benefit of fully electric roller shutters, built to a higher specification throughout, including, newly plastered walls, strip lighting etc, occupying a highly visible and desirable position, located adjacent to Grimsby Town Football Stadium and McDonalds Restaurant, fronting Grimsby Road Cleethorpes.

Please note that the flooring has been left at shell finish to allow the occupier to fit to their own specification.

The premises is suitable for various retailers, coffee shop use, food establishments, private practice or possible office use as well as various other uses, subject to the usual planning consents.

**Accommodation**

Retail Unit      Approx - 831sq ft (77.2 sq m)  
WC

**Rent**

The premises is available on a sub-lease basis for a term to be agreed at a rent of £12,000 Per Annum.

**Insurance**

A separate buildings insurance premium will be chargeable at the same time as the rent (amount to be confirmed). The ingoing sub-tenants are responsible for their own contents insurance, business rates and utilities bills whilst under the terms of the lease agreement.

**Legal Costs**

The ingoing tenant/sub-tenant will be responsible for all landlords reasonable legal costs incurred within this transaction together with any stamp duty and land tax that may apply.

**Rateable Value**

We are verbally advised by North East Lincolnshire County Council that the new build premises is subject to assessment. Interested parties are advised to confirm this with the Local Authority. Rateable Values can change and the rates payable can vary due to changes in transitional relief.

**EPC**

A copy of the EPC is available for inspection at the agents office, upon request.



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LINCOLNSHIRE

To discover why North East Lincolnshire is a great place to live and work, go to [www.discovernel.co.uk](http://www.discovernel.co.uk)



For further information contact:

**Viewing strictly through Lucy Croft on behalf of  
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**SUBJECT TO CONTRACT**

Whilst every endeavour has been made to ensure the accuracy of these particulars, no responsibility is accepted for errors of description or measurement, and they do not form part of a contract. Purchases are advised to satisfy themselves as to the accuracy of all such statements. Plan/s for identification purposes only. These particulars are given on the express understanding that all negotiations must be carried out through Lovelle Bacons Chartered Surveyors. VAT Applications are advised that VAT may be charged on the transaction at the appropriate rate