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**238 Freeman Street, Grimsby, DN32 9DR**  
**£6,000 per annum**

**EPC: E**

## 238 Freeman Street, Grimsby, DN32 9DR

Jackson, Green and Preston are delighted to be advertising 238 Freeman Street, To Let, a fantastic two-storey commercial retail unit that offers the perfect opportunity for businesses looking to establish themselves in a prime location.

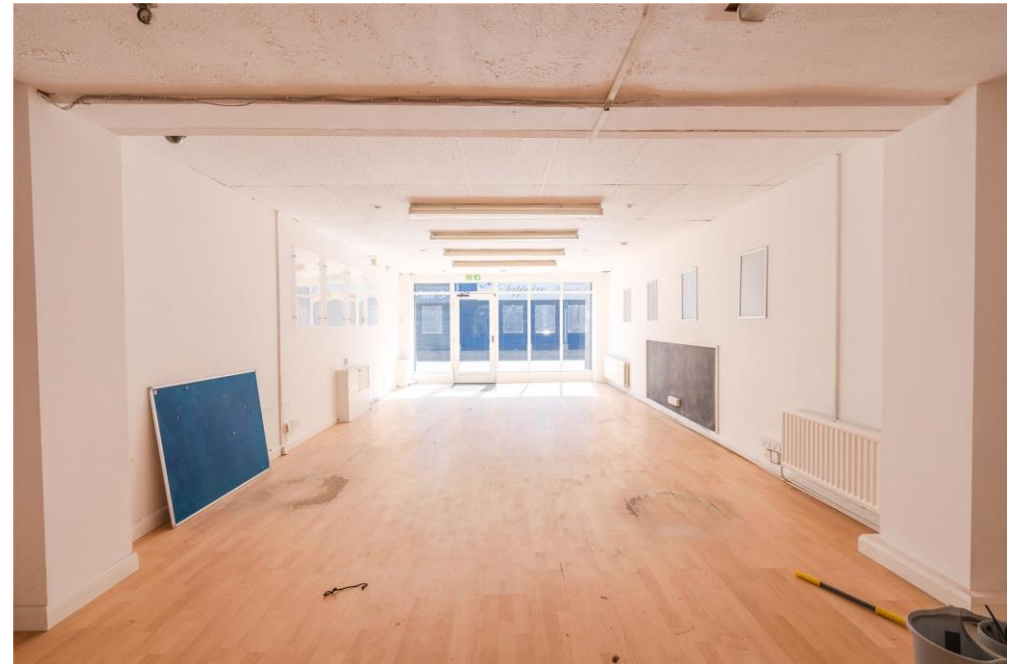
Located in the heart of Grimsby, this property boasts a prime location on Freeman Street, a popular road for many uses within the area. With a wide range of shops, restaurants, and other amenities nearby, this property is perfectly situated for businesses looking to attract customers and establish a strong presence in the local community.

The ground floor of the property features a spacious and open-plan retail space, measuring approximately, 50 sqm/ 538 sqft, that is perfect for showcasing products and attracting customers. With large windows that provide plenty of natural light and a modern interior that is sure to impress, this space is ideal for a wide range of businesses, from fashion retailers to tech companies and everything in between.

Upstairs, you'll find a large and versatile space, measuring approximately 39 sqm/ 420 sqft that is perfect for use as additional retail space, office space, or storage space. With plenty of natural light and a flexible layout, this space can be customized to suit the needs of your business, making it the perfect space for businesses of all sizes and industries.

In addition to its prime location and spacious interior, this property also boasts a range of features that make it the perfect choice for businesses looking to establish themselves in Grimsby. With easy access to major transport links, including the A16 and A180, this property is perfectly situated for businesses that need to commute to work or travel further afield.

Overall, 238 Freeman Street is a fantastic opportunity for businesses looking to establish themselves in a prime location in Grimsby. With its spacious interior, prime location, and range of features, this property is not to be missed. Contact us today to arrange a viewing and see for yourself what this property has to offer!



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## Ground Floor

**Retail Area** 35'9" x 14'10" (10.9m x 4.52m) Benefits from laminate flooring, single glazed timber frontage and door and 3 radiators.

**W.C.** 7'9" x 4'5" (2.36m x 1.35m) Low flush toilet, 2 timber single glazed windows, sink with mixer tap and combi boiler.

## First Floor

**Retail/Storage** 15' x 12'2" (4.57m x 3.7m) uPVC double glazed window, laminate flooring and radiator.

**Storage** 12'2" x 15' (3.7m x 4.57m) Frosted timber single glazed window, laminate flooring and radiator.

**Kitchen/Storage** Frosted timber single glazed window, sink and drainer, wall and base units and Britony combi boiler.

**Business Rates** The rateable value as of 1st April 2023 is £2,594.80. This an online enquiry and all interested parties are advised to make their own enquiries.

**Property Management** Are you a Landlord tired of dealing with your tenants?....Jackson, Green and Preston can provide a comprehensive management service and will be delighted to discuss your management needs. Please do not hesitate to contact our Property Management Department on Grimsby 311116 or by e-mail (rented@jacksongreenpreston.co.uk) for some informal advice. Further information is also available on our website at [www.jacksongreenpreston.co.uk/info\\_landlords.php](http://www.jacksongreenpreston.co.uk/info_landlords.php)

**Property To Sell** Do you have a property to sell? For professional valuation advice, contact our Grimsby Office (01472 311120).

One of our experienced valuers will be happy to provide a free marketing appraisal of your property.

**Surveys** Should you decide to buy a property not available for sale through our Agency, Jackson Green and Preston offer a range of independent valuations and surveys all carried out by fully qualified Chartered Surveyors.

To discuss your survey needs, please contact our Survey Department on 01472 311120.

**Sources Of Useful Information** Purchasers may find the following websites useful in providing additional information in respect of the property and the immediate surrounding area.

[www.environmentagency.gov.uk](http://www.environmentagency.gov.uk)

[www.hpa.org.uk](http://www.hpa.org.uk)

[www.nelincs.gov.uk](http://www.nelincs.gov.uk)

[www.northlincs.gov.uk](http://www.northlincs.gov.uk)

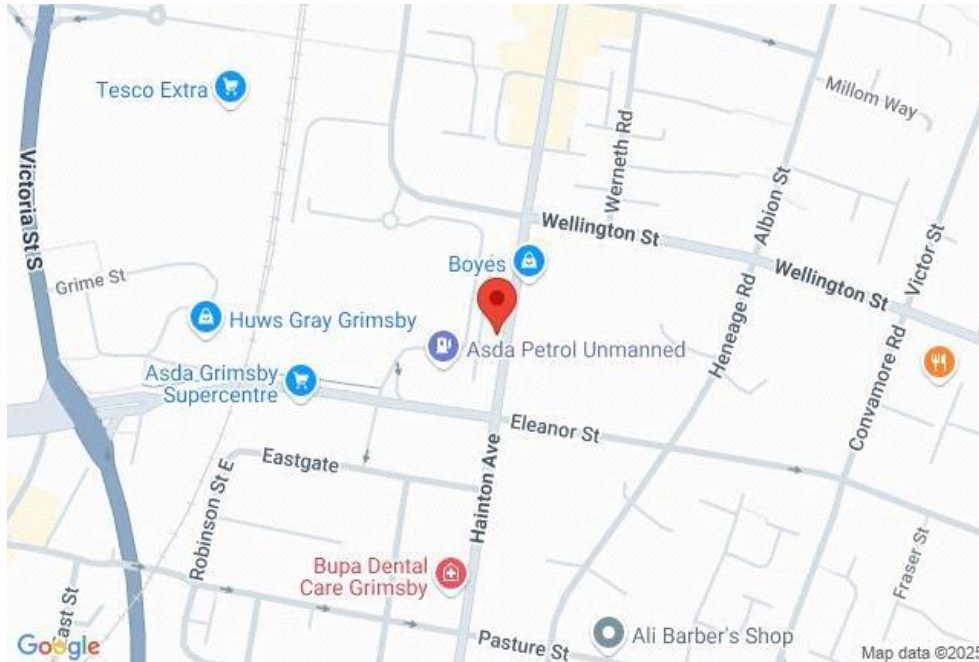
[www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

[www.landregistry.gov.uk](http://www.landregistry.gov.uk)

[www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands)

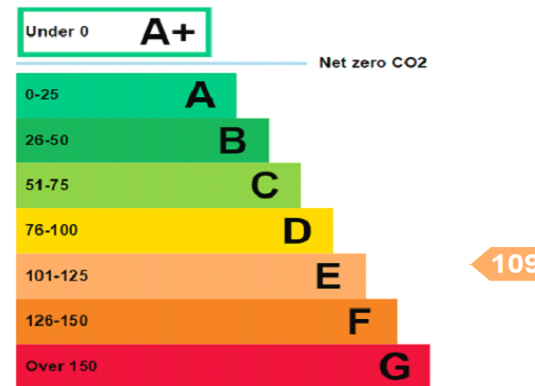
**Mortgage Advice** We are pleased to be able to introduce all of our clients to the UK's largest FEE FREE broker. In addition to being able to access hundreds of mortgages from over 80 lenders, any customer referred through our Agency also has the added benefit of FREE BUYERS INSURANCE for their onward purchase. For more details, please contact our office on 01472 311 113

<https://www.landc.co.uk/online/mortgage-finder?icid=2123>



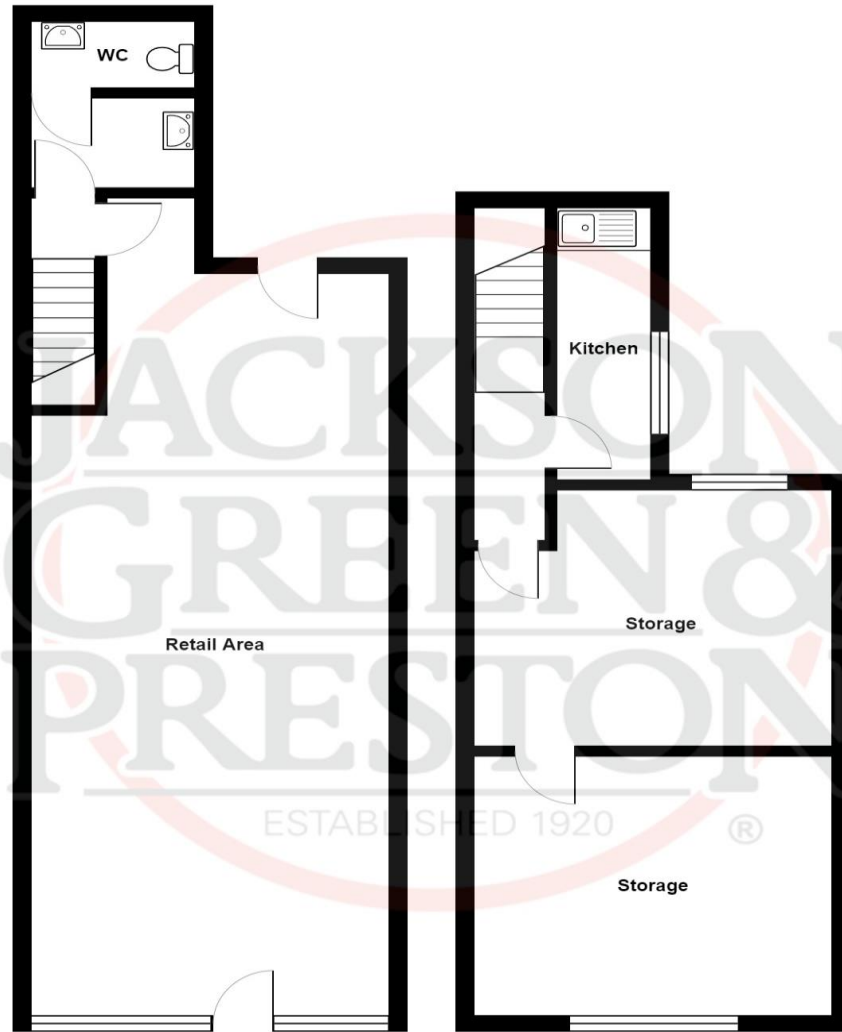
## Energy efficiency rating for this property

This property's current energy rating is E.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.



## **Jackson Green Preston**

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**[www.jacksongreenpreston.co.uk](http://www.jacksongreenpreston.co.uk)**

Jackson Green & Preston, 19 West Saint Mary's Gate, Grimsby DN31 1LE

### **Disclaimer**

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.