

5 West St Marys Gate,
Grimsby, DN31 1LB

TO LET

Ground floor retail unit

Extending to approximately
11.6 sq m (125 sq ft) overall

Town centre location

Open plan retail area

Guide Rent £5,200 p.a



Scotts
01472 267000

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www.scotts-property.co.uk

LOCATION/DESCRIPTION

The town of Grimsby forms part of the larger Grimsby and Cleethorpes conurbation with a population of approximately 88,250. The town is situated approximately 27 miles east of Scunthorpe and 32 miles south-east of Kingston-Upon-Hull. In recent years, Grimsby has experienced considerable investment following the large offshore wind farm projects with further investment anticipated following the establishment of the Renewable Energy Centre at the Grimsby Institute for Further Education and proposed phase 2 of the Hornsea Project.

The property is located on the eastern side of West St Marys Gate in the heart of Grimsby town centre adjacent to Victoria Street.

The property comprises a mid-terrace retail premises, currently configured to provide open plan retail accommodation to the ground floor which would suit a number of uses including a barber/hairdresser, nail salon, newsagent, off-licence or takeaway.

Nearby occupiers include Cooplunds and St Andrews Hospice shop as well as a number of local, regional and national occupiers.

ACCOMMODATION

Ground Floor Retail 11.6 sq m (125 sq ft)

DISPOSAL/LEASE TERMS

The premises are offered 'To Let' for a minimum term of years to be agreed on an effective full repairing and insuring basis at a guide rent of £5,200 per annum.

RATEABLE VALUE

The new occupier will be responsible for the payment of Business Rates at the property. The premises are listed within the Rating List as 'Shop & Premises' with a Rateable Value of £2,475 (Source VOA website), although the premises will require reassessment should a change of use take place / the new occupier may be eligible for Small Business Rates Relief but should make contact with North East Lincolnshire Council for confirmation.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred together with any Stamp Duty Land Tax that may be payable.

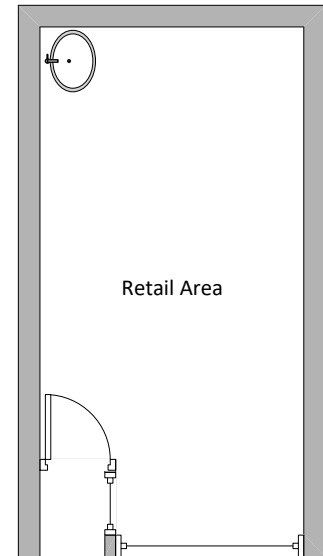
ENERGY PERFORMANCE RATING: Awaiting Confirmation

FURTHER INFORMATION AND TO VIEW

Contact Lawrence Brown lawrence@scotts-property.co.uk 07710 312712 or Kerry Burnett-Cox kerry@scotts-property.co.uk 07749 725316.

Offices: Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimsby** 12 Town Hall Street, DN31 1HN **CS.6885**

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Not to Scale - For Identification Purposes Only