



Proposed Trade Counter Scheme

Cleethorpe Road, Grimsby, DN31 3BP

Proposed Trade Counter Scheme, Cleethorpe Road, Grimsby

5,000 to 21,000 sq ft
(464.52 to 1,950.96 sq m)

- Situated fronting one of Grimsby main arterial roads
- On average 26,000 vehicles pass the site a day
- Starbucks Drive Thru' now completed and open for trade
- Proposed trade scheme, phase 1 includes 21,000 sqft with parking
- Phase 2 also available

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Summary

Available Size	5,000 to 21,000 sq ft
Rent	£52,500 per annum
Price	Price on application
VAT	Upon Enquiry
Legal Fees	Upon Enquiry
EPC Rating	Upon enquiry

Description

The site is currently cleared with the new Starbucks drive thru open and trading on the corner of Cleethorpe Rd and Park St. The proposed trade scheme will include 4 units within Phase 1 ranging from 5,000 sqft to 6,000 sqft (could be split or amalgamated), subject to planning. Externally, there will be a surface car parking at the front of the units and space for large vehicles to turn.

Phase 2 is flexible and could include more trade counter units or other commercial uses subject to planning. Specification of the units available upon request. The units will be completed to a shell specification with double glazed personnel entrance, electric roller shutter door, capped services including gas, electric and water.

Location

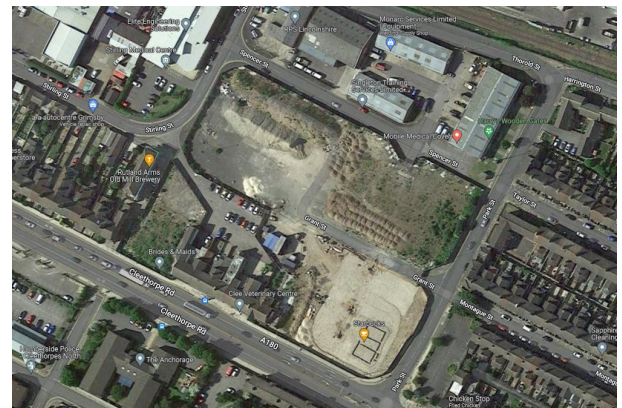
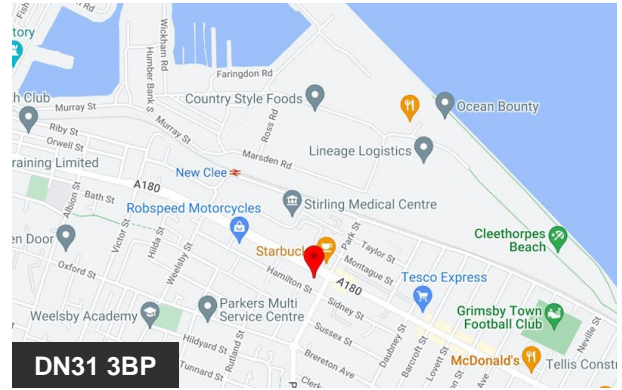
Grimsby is a market town and seaport situated on the South Bank of the Humber Estuary close to where it reaches the North Sea in North East Lincolnshire. Grimsby forms a conurbation with the adjoining town of Cleethorpes.

Grimsby is approximately 15.0 miles north of Louth, 27.5 miles east of Scunthorpe, 32.5 miles south east of Hull and 36.5 miles north east of Lincoln. Grimsby is served by the A180 leading to Scunthorpe and the A15, which provides access to the Humber Bridge and Hull, the A16 which leads to Louth to the south, and the A46 which leads to Lincoln to the south west. Grimsby had a population of 88,243 according to the 2011 census.

The scheme, fronts Cleethorpe Road (A180), accessed from Part Street, 1.5 miles east of Grimsby town centre and approximately 2.3 miles from Cleethorpes. The surrounding area is of mixed use, including commercial, retail and residential property types.

Accommodation

Name	sq ft	sq m	Rent (sq ft)	Availability
Ground - Unit 1 - Proposed Trade Counter Unit	6,000	557.42	£10.50	Available
Ground - Unit 2 - Proposed Trade Counter Unit	5,000	464.52	£10.50	Available
Ground - Unit 3 - Proposed Trade Counter Unit	5,000	464.52	£10.50	Available
Ground - Unit 4 - Proposed Trade Counter Unit	5,000	464.52	£10.50	Available
Outdoor - Land Available - Phase 2	47,916	4,451.54	-	Available
Total	68,916	6,402.52	£10.50	



Viewing & Further Information



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Project Title	Former Ramsdens Site Trade / Retail Development Cleethorpe Road Grimsby		
Client	George Street Builders		
Status	Stage 1 Feasibility		
Scale	250	Drawing Size	A1
Date	03.2022	Drawn By	CB
		Checked	NBB

Revision	Date	Description	Rev	Check By
Drawing Title		Phase 2 Site Plan		
Job-Dwg No.		9751-2 001		
<ul style="list-style-type: none"> <input checked="" type="checkbox"/> 2 St. Johns North, Wakefield, WF1 3GA t. 01924 291800 <input type="checkbox"/> Carvers Warehouse, 77 Dale Street, Manchester, M1 2HG t. 0161 2388555 <input type="checkbox"/> The Old Rectory, 79 High Street, Newport Pagnell, MK16 6AB t. 01908 211577 <input type="checkbox"/> 101 London Road, Reading, RG1 5BT t. 0118 9507700 <input type="checkbox"/> 10 Gues Court, St Christophers Place, London, W1U 1JJ t. 0207 4091215 				



Location Plan

