



**Unit 4, St Nicholas Drive, Wybers Wood,  
Grimsby, North East Lincolnshire, DN37 9SF**  
Retail Unit To Let of 98.54 sq m (1,060 sq ft) approx.



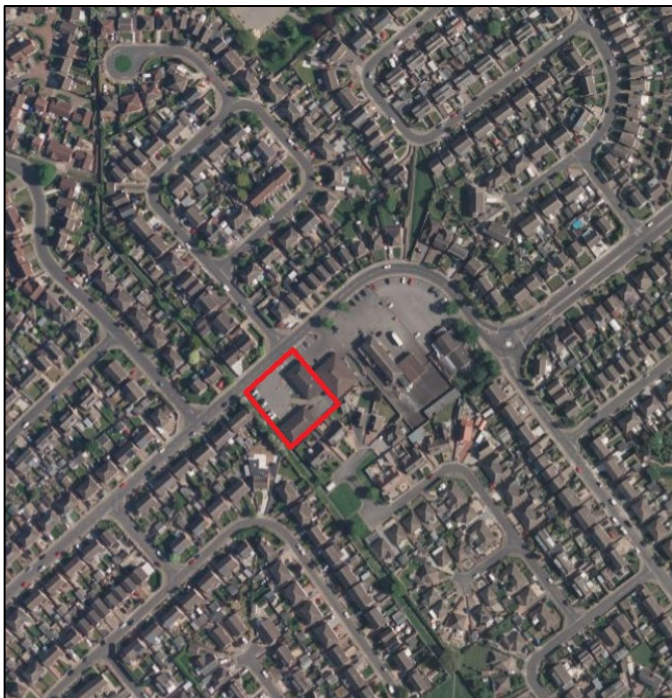


## Location

Grimsby is the main commercial centre for North East Lincolnshire having a resident population approaching 100,000 although benefiting from a much larger surrounding catchment area. Grimsby is ideally situated with road connections to the A180 which in turn provides access to the M180, The Humber Bridge and in addition to the Humber International Airport which is located approximately 14 miles to the south west.

Grimsby is one of the largest ports in the country and is situated on the south bank of the Humber Estuary. The combined Humber Ports handle a large percentage of overseas trade (currently worth over £20 billion annually).

The premises is situated on the south side of St Nicholas Drive, forming part of a well-established neighbourhood retail park, which is located in the heart of a densely populated residential area of Wybers Wood. The subject units are situated within close proximity to Lincolnshire Co-op food store and pharmacy.



## Summary

- Retail unit To Let of 98.54 sq m (1,060 sq ft) approx.
- Available upon a new Lease.
- Suitable for a variety of uses, subject to consent.

## Description

The property comprises an end terraced retail premises of steel portal frame construction, having brick elevations surmounted by a pitched tiled roof.

The unit has recently been refurbished to a shell specification and benefits from a suspended ceiling incorporating fitted LED lighting, WC facilities and double glazed shop front with an electric external security shutter.

A fully surfaced communal car park is available within the development to the front elevation of the property.

## Accommodation

The property provides the following approximate accommodation which has been measured on a Net Internal Area basis in accordance with the RICS Code of Measurement Practice.

	Sq m	Sq ft
Unit 4	98.54	1,060

## Terms

The unit is available To Let, subject to the following terms and conditions.

## Rent

	Rent Pax
Unit 4	£11,800

The above figure is stated exclusive of rates, VAT (if applicable) and all other outgoings. It is understood that the property has been elected for VAT purposes.

## Lease Term

By negotiation.

## Repairs & Insurance

The Tenant will be responsible for all internal repairs and decorations to the demised premises, together with the reimbursement of the annual insurance premium applicable thereto.

## Maintenance Rent

The Tenant will be responsible to contribute towards the maintenance rent levied by the Landlord in respect of the future repair, maintenance and upkeep to the common parts of the development and any subsequent management thereon.

## Business Rates

The Tenant will be responsible for the payment of business rates to the Local Authority, being North East Lincolnshire Council. The premises are currently assessed as a larger assessment and will require to be re-assessed for rating purposes.

Interested parties are advised to make their own enquiries directly with North East Lincolnshire Council or the Valuation Office Agency before entering into a Lease.

## EPC

**B32**

## Virtual Tour

Click or scan the QR code to view a virtual tour of the subject premises.



## Contacts

### Sam Fallowfield

01724 294942 | 07340 518003

sam.fallowfield@pph-



### Tom Johnson

01724 294940 | 07955 267503

tom.johnson@pph-commercial.co.uk



Date: January 2025 File Ref: 16132



Europarc, Innovation Way  
Grimsby, North East Lincolnshire, DN37 9TT  
**01472 267513** [pph-commercial.co.uk](http://pph-commercial.co.uk)

#### PROPERTY MISREPRESENTATION, MISDESCRIPTION & FINANCIAL SERVICES ACTS

PPH Commercial Limited for themselves and for their clients of this property, give notice that: (i) these particulars are a general outline only and do not constitute the whole or any part of an offer or contract; (ii) PPH Commercial Limited cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use or other details contained herein. Prospective purchasers or tenants must satisfy themselves as to their accuracy; (iii) no employee of PPH Commercial Limited has any authority to make or give any representation or warranty or enter into any contract in relation to the property; (iv) rents or prices quoted in these particulars may be subject to VAT in addition.

