

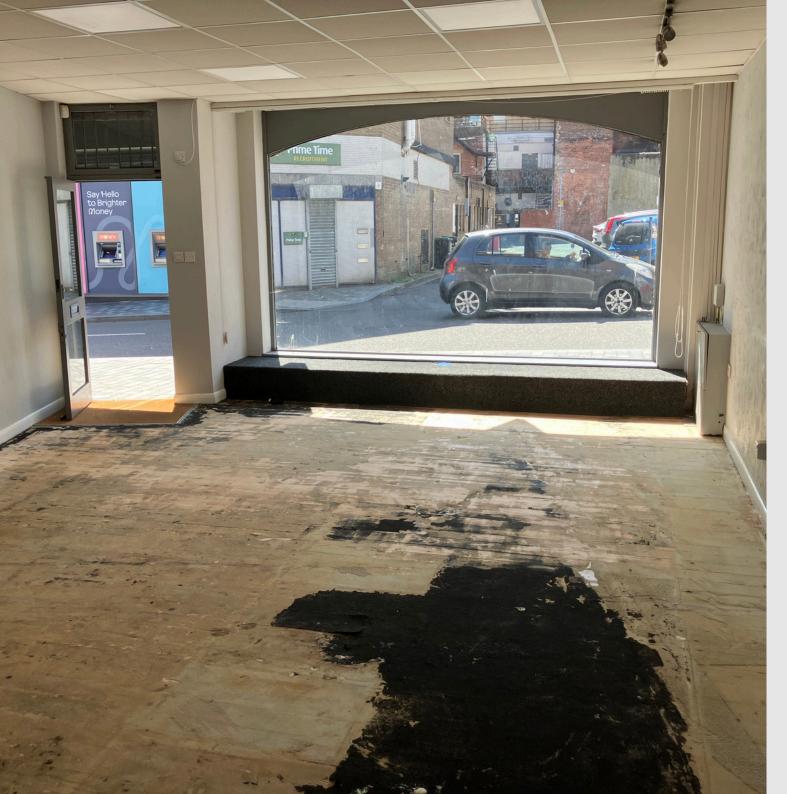
# TO LET

**TOWN CENTRE RETAIL UNIT** 

15 West St Mary's Gate, Grimsby, DN31 1LB







### Location

The unit is located on West St Mary's Gate in Grimsby which is a busy thoroughfare linking Bethlehem Street to Victoria Street. This is a popular walk through from the main shopping areas of Victoria Street and Freshney Place through to Abbeygate.

This is a mixed use area providing a mix of retailers, Virgin Money and Jackson Green and Preston estate agents in the immediate vicinity.

Grimsby town centre is undergoing significant regeneration at the present time with construction work currently being undertaken in respect of the redevelopment of Freshney Place to create a new cinema, market hall and leisure units.

## **Description**

The property comprises a ground floor retail unit forming part of a larger block of two similar retail uses with offices above. The unit benefits from a large display window and suspended ceilings. To the rear there is an office / storage area and WC.

Business support is potentially available the High Street Revival scheme. This can be in the form of capital funding and business advice. Further details available from the Agent.

## **Accommodation**

The floor areas have been calculated on a net internal basis as follows:-

Retail: 34.0 sq m (366 sq ft)

Office / Store: 14.0 sq m (150 sq ft)

Total: 48.0 sq m (516 sq ft)

### **Key Points**

- Town centre retail unit
- Busy thoroughfare
- Close to Freshney Place and Abbeygate
- Accessible to public transport and car parking
- Potential for High Street Revival Scheme funding

#### **Terms**

The property is available on a new lease at a rent of £12,000 per annum exclusive. The lease will be effectively on FRI terms. The length of lease by negotiation. Flexible lease terms will be considered.

### **ADDITIONAL INFORMATION**

Local Authority: North East Lincolnshire Council

**Rateable Value:** £8,300 (Shop and premises). Small Business Rate Relief may be available.

**EPC:** E (104).

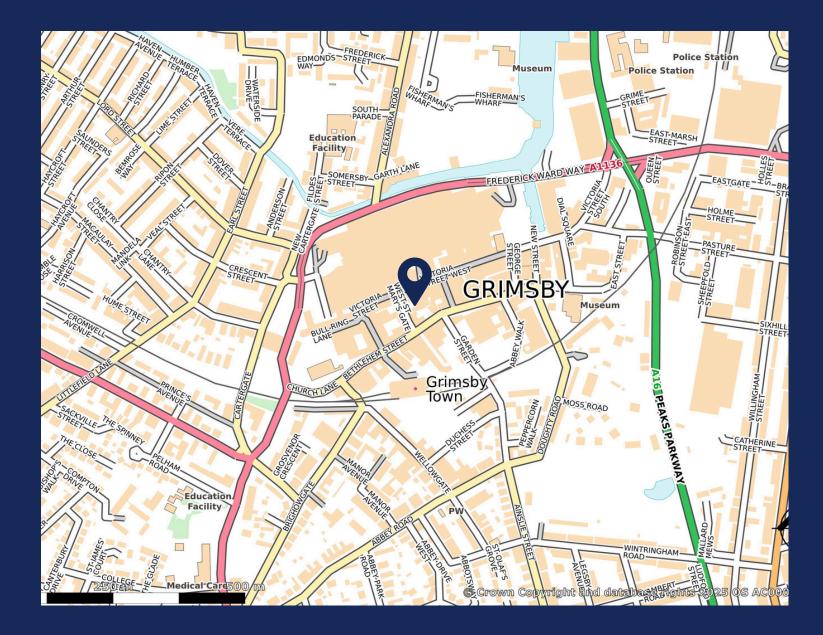
**Services:** Mains water, electricity and drainage are connected to the property. Prospective tenants are advised to check on the suitability of the services for their proposed use.

**VAT:** All rents quoted are exclusive of VAT. We are waiting for confirmation as to whether VAT is applicable to this transaction.

**Code for Leasing Business Premises:** It is intended that the lease will be prepared in accordance with the Code for Leasing Business Premises.

Legal Costs: Each party will be responsible for their own legal costs incurred.





Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not take or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. Sanderson Weatherall LLPRegistered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL - 7 July 2025.

## Viewings

Viewings and Further Information:

Viewings are strictly on an accompanied basis, by prior appointment, please contact the Sole Letting Agents:

> Carl Bradley 07971 875863 carl.bradley@sw.co.uk

> > Rob Hutchinson 07903 141594

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