



TO LET

TOWN CENTRE RETAIL UNIT

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



Sanderson
Weatherall





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.





Viewings

Viewings and Further Information:

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

Carl Bradley
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