TO LET

13 WEST ST MARYS GATE
GRIMSBY, DN31 1LB

Retail unit on busy pedestrian thoroughfare

Retail area 56.8 sq m (611 sq ft)

Well located close to Victoria Street, Freshney Place & Abbeygate

Incentives Available - Short term deals and "pop ups" considered

Available on new lease: £10,000 pa exclusive

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LOCATION

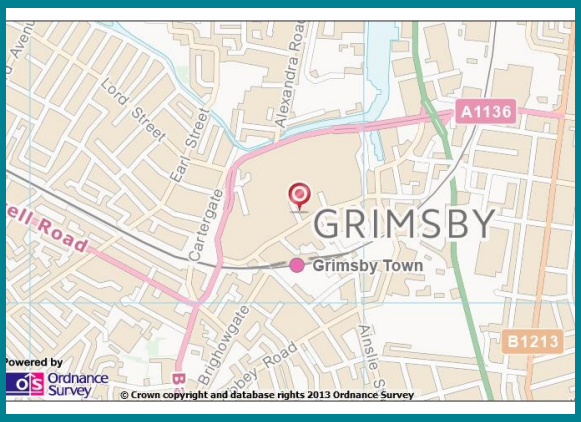
The property is situated on West St Marys Gate within Grimsby town centre, a popular thoroughfare between Abbeygate and Victoria Street / Freshney Place. Nearby occupiers include Jackson Green and Preston Estate Agents, Virgin Money, Hops Travel Agents and Andys (hospice shop). The property benefits from good transport links being close to a bus route and the railway station. There are a number of pay and display car parks close by.

DESCRIPTION

The property comprises a ground floor retail unit having a net frontage of 5.4m (17'9") and a shop depth of 10.4m (34'4"). The shop benefits from suspended ceilings, a mixture of fluorescent and spot lighting, air-conditioning units and electric heating. Towards the rear of the property there is a stock room and a lobby leading to a staff WC. There is an electrically operated security shutter to the front window.

The property will be suitable for a variety of retail and / or financial and professional services uses as covered by Class E of the Use Classes Order.

The internal walls will be redecorated prior to a new lease completing.



ACCOMMODATION

Ground floor retail space: 56.8 sq m (611 sq ft)

Ancillary storage: 16.1 sq m (173 sq ft)

Lobby and WC

TERMS

The property is available by way of a new lease at a rent of £10,000 per annum exclusive. The lease will be granted on effectively a full repairing and insuring basis. The length of lease to be by negotiation. Incentives are available subject to tenant references and length of lease.

ADDITIONAL INFORMATION

- Additional photographs are available to view on our website.
- The Local Authority is North East Lincolnshire Council.
- The shop has a rateable value of £11,750 (shop and premises)
- The Energy Performance Asset Ratings is E (108)
- Mains water, electricity and drainage are connected to the property. There are air-conditioning units within the retail area. Please note that none of the services have been tested as prospective tenants are advised to check the suitability of the services for their proposed use.
- All prices expressed in these particulars are exclusive of VAT. We are awaiting confirmation as to whether VAT is applicable to this transaction.
- Each party will be responsible for their own legal costs incurred.
- Viewing is strictly by appointment with the Agents.

CONTACTS

Carl Bradley • Director
carlbradley@clarkweightman.co.uk
07971 875863

Rob Hutchinson • Operations Manager
robhutchinson@clarkweightman.co.uk
07903 141594

01482 645522
Chartered Surveyors and Commercial Property Consultants
www.clarkweightman.co.uk

20 The Weir
Hessle
HU13 0RU

Ref: 22/033

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