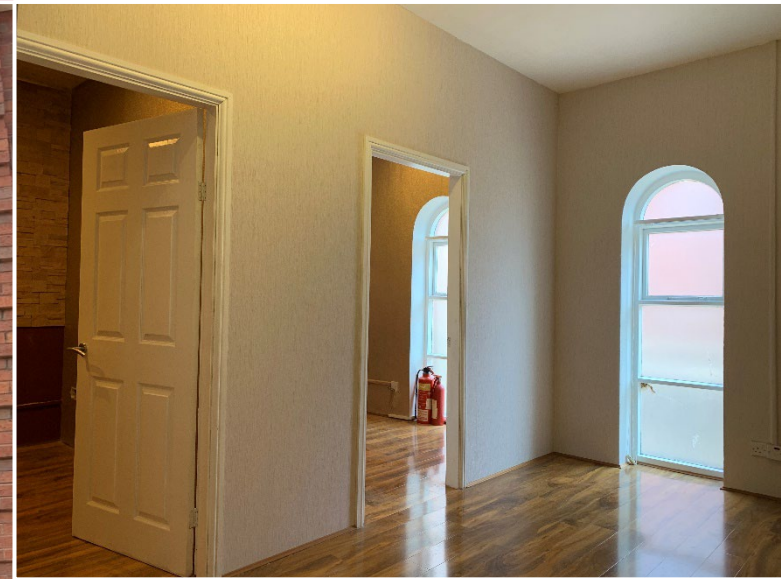




4 – 6 East St Mary's Gate, Grimsby,
North East Lincolnshire, DN31 1LH
For Sale/To Let Town Centre Retail Premises

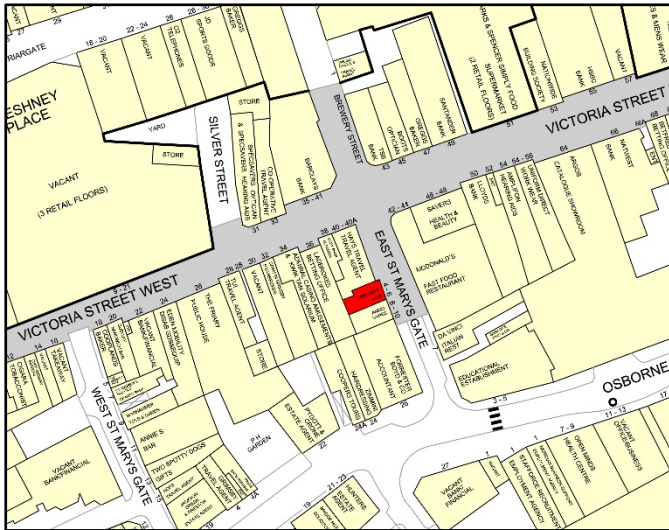


Location

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 are situated on the west side of East St Mary's Gate immediately opposite McDonalds close to its junction with Victoria Street West which is the main pedestrianised retail area within Grimsby town centre and provides access to Freshney Place Shopping Centre.



Summary

- Self-contained town centre retail premises of 85.08 sq m (916 sq ft) approx.
- Prime town centre location immediately opposite McDonalds.
- Available For Sale Freehold or To Let.

Description

The property comprises a self-contained two storey retail property benefiting from a powder coated aluminium framed shop front with electric security shutter, electric wall heaters and suspended ceilings incorporating fitted lighting. The ground floor premises have been divided to provide three interconnecting areas currently but these can easily be returned to provide a clear span retail/sales area, if required. There are stairs leading to the first floor which has been sub-divided to provide a former central waiting area leading to two treatment rooms, however the partitions are non-structural and can be removed, if required. There is also a kitchen and WC.

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
Ground Floor		
Retail Area	54.51	587
First Floor		
Offices/Treatment Rooms & Kitchen	30.57	329
WC	-	-
Total Accommodation	85.08	916

Terms

The property is available For Sale or To Let, subject to the following terms and conditions.

For Sale Price

£120,000 plus VAT (if applicable), subject to contract.

Tenure

We are advised the premises are Freehold and will be conveyed with the benefit of vacant possession upon completion.

To Let

Rent

£15,000 per annum, exclusive of rates, VAT (if applicable) and all other outgoings. The rent is to be paid quarterly in advance by bankers standing order.

Lease Term

By negotiation.

Repairs

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

Business Rates

The Tenant will be responsible for the payment of business rates to the Local Authority, being North East Lincolnshire Council. The property is not currently assessed for business rates and requires to be assessed. Interested parties are advised to obtain an estimate from the Local Authority or Valuation Office Agency before proceeding with a transaction.

EPC

D88

A copy of the Certificate and Recommendation Report is available on request.

Contacts

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Date: **May 2023** File Ref: **14692SR**



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