



**First Floor Offices, West St Mary's Gate, Grimsby,
North East Lincolnshire, DN31 1LB**
Offices To Let 121.1 sq m (1,205 sq ft) approx.



Summary

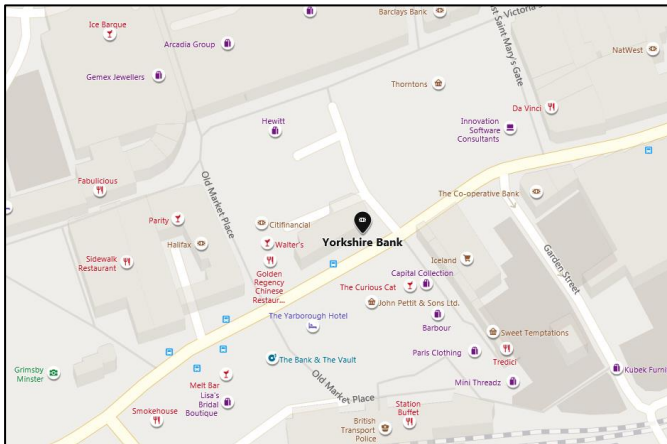
- Self-contained first floor office suite of 121.1 q m (1,205 sq ft) approx.
- Prime/visible town centre location.
- Mainly open plan accommodation.
- Fitted lighting and gas fired central heating.

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 subject property is located on the corner of Bethlehem Street/West St Mary's Gate enjoying a prominent town centre position benefiting from close proximity to retail and leisure amenities within the town centre and being close to the railway station and bus exchange. The location is one which is typically favoured by professional office occupiers being a short walking distance from the main pedestrianised shopping areas of Victoria Street West and Freshney Place Shopping Centre.



Description

The property comprises a self-contained first floor office suite with shared access from West St Mary's Gate. The office accommodation is predominantly open plan with a reception area and two private offices/meeting rooms, store/cupboard, and kitchen. The existing sub-divisions are non-structural and could easily be removed/altered to provide an alternative layout.

The office accommodation further benefits from fitted lighting, fire/security alarms and gas central heating.

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 Measuring Practice.

	Sq m	Sq ft
GROUND FLOOR		
shared entrance and stairs		
FIRST FLOOR		
Office Suite	112.1	1,205
WC's	-	-

Terms

The premises are available To Let, subject to the following terms and conditions.

Rent

£6,000 per annum exclusive of VAT (if applicable), business rates and all other outgoings. The rental will be payable quarterly in advance by banker's order.

Incentive

Pay half rent only for first year, subject to entering into a 3-year lease.

Lease Term

By negotiation.

Repairs & Insurance

The Tenant will be responsible for all internal repairs to the demised premises together with the reimbursement of the annual property insurance premium.

Service Charge

The Tenant will be required to contribute towards the building service charge levied by the Landlord in respect of future repair, maintenance, and upkeep to the common parts of Yorkshire Bank Chambers.

Business Rates

The Tenant will be responsible for the payment of business rates. Verbal enquiries with the Local Authority reveal that the property currently attracts a 2023 rateable value of £7,500 (Office and Premises), which is subject to the current Uniform Business Rate in the pound.

It is possible that an occupier may qualify for exemption to the payment of business rates under the Small Business Rate Relief Scheme. Further details are available from the sole agents or the Local Authority.

Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority directly.

EPC

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

D82

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