



2 Caistor Road, Laceby, North East Lincolnshire, DN37 7HX  
Public House To Let of 128 sq m (1,377 sq ft) approx.



## 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 Humberside 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).

Laceby is a popular North East Lincolnshire village with a resident population in the region of 3,000 and is located approximately 5 miles south-west of Grimsby town centre, situated on the north side of the A46 dual carriageway. The location benefits from good road access to the A18, A180/M180 and Humberside International Airport.

The subject premises are located within a densely populated residential area on the west side of Caistor Road at its junction with Church Lane and Grimsby Road, being approx. 0.5 miles from the A46.



## Summary

- Public House premises of 128 sq m (1,377 sq ft) approx.
- Available on a new Lease.
- Suitable for a variety of uses, subject to consent.
- Newly refurbished public house premises.

## Description

The property is currently being refurbished and is set to provide a two storey self-contained public house premises of masonry construction beneath a pitched interlocking tile roof.

The refurbishment will be completed to a shell specification and the accommodation will provide ground floor bar with seating area, rear storage and WC facilities, together with first floor suitable for kitchen/food preparation area, store and staff facilities.

## Accommodation

The property provides the following approximate accommodation which has been measured on a Gross Internal Area basis in accordance with the RICS Codes of Measurement Practice.

	Sq m	Sq ft
Ground Floor	71.00	764
First Floor	57.00	613
<b>Total Accommodation</b>	<b>128.00</b>	<b>1,377</b>

## Terms

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

## Rent

£12,000 per annum, exclusive of rates, VAT (if applicable) and all other outgoings. We are advised that the property is registered for VAT.

## Lease Term

By negotiation.

## Repairs & Insurance

The Tenant will be responsible for all internal repairs and decorations to the demised premises, together with the repair, maintenance and upkeep of all external doors and windows, together with the reimbursement of the annual insurance premium applicable thereto.

## Maintenance Rent

The Tenant will be responsible to contribute to the maintenance rent levied by the Landlord in respect of the future repair, maintenance and upkeep to the common parts of the property, including any subsequent management thereon. Further details are available upon request from the sole agent.

## Business Rates

The Tenant will be responsible for the payment of business rates directly to the Local Authority, being North East Lincolnshire Council. The property requires re-assessment for business rates purposes. Further details are available from the sole agent.

N.B. If the rateable value is below the Government threshold of £12,000 for Small Business Rate Relief an occupier may be able to claim 100% exemption from business rates provided that they are not claiming Small Business Rate Relief or paying business rates elsewhere.

## EPC

TBC

## Contacts

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