

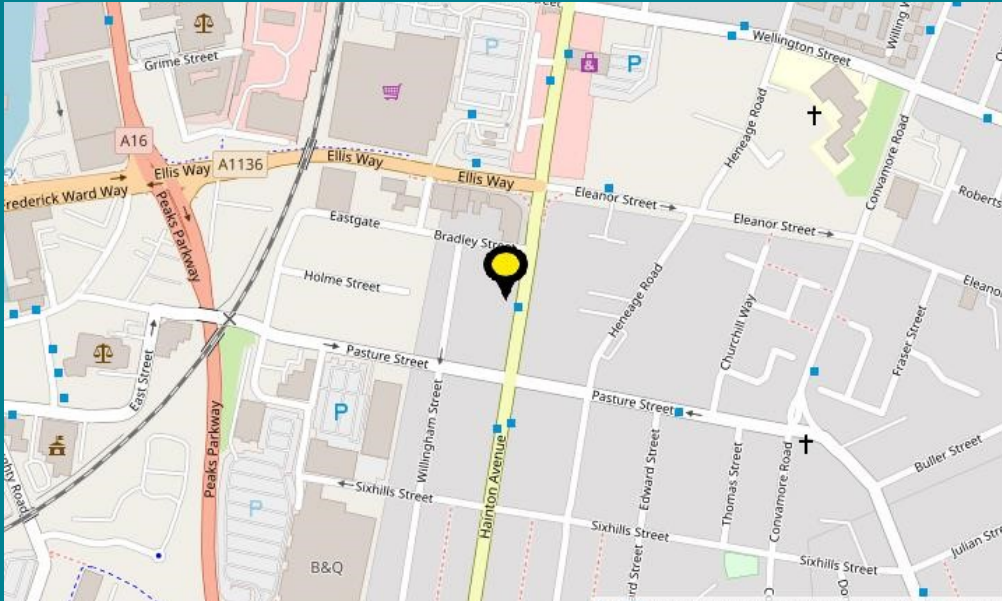
ALL ENQUIRIES - Due to relocation
10 HAINTON AVENUE, GRIMSBY, DN32 9BB



COMMERCIAL PROPERTY EXPERTISE
ACROSS THE HUMBER REGION AND BEYOND...

VALUATIONS • SALES & LETTINGS • LEASE ADVISORY • MANAGEMENT • BUSINESS RATES





Office / retail premises

Situated close to Hainton Square

Easy access to Freeman Street and main town centre

111.99 sq m (21,205 sq ft) over two floors

**Available on new lease at £6,600 pa or
Freehold available at £75,000**

LOCATION

The property is situated on the west side of Hainton Avenue in Grimsby close to Hainton Square (access to Freeman Street and Ellis Way). This is a mixed use commercial area close to Bell Insurance and Asda together with a wide range of local businesses. Parking is available on Hainton Avenue and the property is on a bus route.

Grimsby is the administrative centre for North East Lincolnshire and has a population of approx. 90,000 people with a wider catchment area including the neighbouring town of Cleethorpes and a number of outlying villages.

The town's economic base has traditionally been centred around the seafood industry, but now encompasses a wide range of employers including engineering, petrochemicals, storage and distribution and the renewables sector.

DESCRIPTION

The property comprises a mid terraced office / retail unit which is of traditional brick construction under a replacement concrete tiled roof. At ground floor there is modern upvc shop front with double entrance doors behind an electrically operated security shutter. There is a secondary access at the front of the property which could be used to create separate self contained accommodation at first floor. The main office / retail area at ground floor benefits from a suspended ceiling with recessed lighting. To the rear at ground floor there are ancillary offices, storage and WCs. The first floor space provides a series of individual rooms which are currently used for storage purposes. There is the potential to create living accommodation at first floor. Externally there is a small rear yard area. There is a forecourt which can potentially be used for car parking.



steer.score.spicy





NOTICE— All images contained in these particulars are for illustrative purposes only. Prospective purchasers will be asked to provide proof of their identity and evidence of funding in order to comply with the Money Laundering Regulations. Clark Weightman Limited for themselves and for the Vendors of this property whose agents they are giving notice that: (I) the particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute, nor constitute part of, an offer of contract; (II) all descriptions, dimensions, referenced condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (III) no person in the employment of Clark Weightman Limited has any authority to make or give any representation or warranty whatsoever in relation to this property.

ACCOMMODATION

Ground Floor: 54.5 sq m (586 sq ft)

First Floor: 57.6 sq m (619 sq ft)

ADDITIONAL INFORMATION

Terms: The property is available on a new FR&I lease at a rent of £6,600 pa exclusive, the length of lease to be by negotiation. Alternatively the freehold is available at a price of £75,000.

Code for Leasing Premises: It is intended that the lease will be drafted in accordance with the Code for Leasing Premises. Further details on request.

Local Authority: North East Lincolnshire Council.

Rateable Value: £4,400.

EPC: E

Services: All mains services are connected to the property.

VAT: All rents / prices quoted in these particulars are exclusive of VAT. We will be pleased to confirm whether or not VAT is applicable to this transaction.

Legal Costs: Each party to pay their own legal costs.

VIEWING AND FURTHER INFORMATION

Rob Hutchinson

Operations Manager

07903 141594

robhutchinson@clarkweightman.co.uk

Ref: 21/171

Carl Bradley

Director

07971 875863

carlbradley@clarkweightman.co.uk



**01482
645522**

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