

# TO LET



**123 - 125 Cleethorpe Road, Grimsby, DN31 3EU**

- Former Bank with A2 planning consent
- Ground floor 176.1 sq m (1,896 sq ft)
- Additional first floor space
- Excellent parking in immediate vicinity

**Available on new lease: £12,000 per annum exclusive**

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**COMMERCIAL  
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ACROSS THE  
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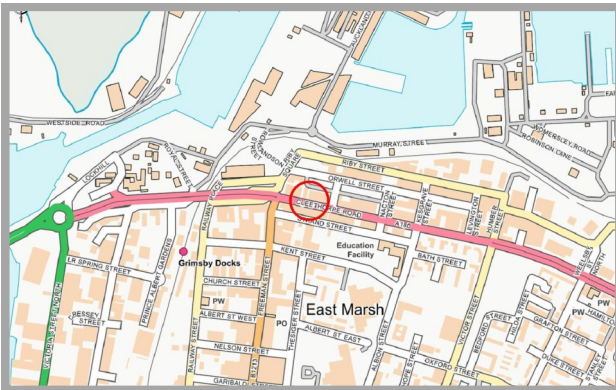


## LOCATION

The property occupies a prominent position on the north side of Cleethorpe Road in Grimsby closed to the junction with Riby Square. This is a mixed use area with other nearby occupiers including AP Robinson & Co Accountants, Hains Watts Accountants, Parkside Carpets and Stevensons Furniture.

Cleethorpe Road is the main arterial road leading in to Cleethorpes from the A180 motorway link road. The property benefits from easy access to the ABP Grimsby Docks Estate at Riby Square and also in to the main Grimsby town centre via Victoria Street. The property is located on a bus route.

Grimsby is the administrative centre for North East Lincolnshire and has a population of approximately 90,000 people with a wider catchment population including the neighbouring town of Cleethorpes and numerous 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 emerging renewables sector.



## DESCRIPTION

The property comprises a former Bank premises benefiting from an A2 planning consent. The premises are therefore suitable for retail use and / or continued use in the financial and professional services sector.

The property provides a two storey mid terraced building benefitting from display windows to part of the ground floor front elevation. The prominent frontage to Cleethorpe Road offers good signage opportunities for an occupier. Internally the ground floor accommodation provides the former banking hall with ancillary offices and accommodation. The banking counter remains in situ, but this can be removed to create a larger open plan retail and / or office area. The main banking hall area benefits from a relatively modern suspended ceiling with recessed fluorescent lighting. Ancillary accommodation includes the former strong room which could be adapted to provide secure archive storage. The first floor accommodation provides ancillary staff rooms and WC's.

There is on street parking immediately in front of the property. To the rear there are two large Pay and Display public car parks (pictured)

## ACCOMMODATION

The property has been measured on a net internal basis. The floor areas are summarised below:-

Ground Floor: 176.14 sq m (1,896 sq ft)

First Floor: 63.34 sq m (682 sq ft)

**Total: 239.48 sq m (2,578 sq ft)**

## TERMS

The property is available by way of a new lease on an FR&I basis at a rent of £12,000 pa excl. The length of lease to be by negotiation. Convenience store use is prohibited.

## OTHER INFORMATION

**Local Authority:** North East Lincolnshire Council. For Economic Development Enquiries please telephone 01472 326142 or email [enquiries@investnel.co.uk](mailto:enquiries@investnel.co.uk).

**Rateable Value:** 8,800

**EPC:** The property has an Energy Performance Asset Rating E

**Services:** All mains services are connected to the property. Please note that the services have not been tested and prospective tenants are advised to check on the suitability of the services for their proposed use.

**VAT:** All rents quoted are exclusive of VAT. We are waiting for confirmation as to whether VAT is applicable to this transaction.

**Code for Leasing Premises:** It is intended that the lease will be prepared in accordance with the code which can be read at [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)

**Legal Costs:** The ingoing tenant will be responsible for the landlords legal costs incurred in respect of the preparation of the lease.



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