

211 GRIMSBY ROAD
CLEETHORPES
LINCOLNSHIRE
ND35 7HB

£4,000 TO LET PAX

- Frontage directly on to Grimsby Road.
- On-Street Car Parking.
- Sales area - 23.7m² / 255ft²
- Busy Shopping Parade.
- Close to local & national occupiers
- Rent £4,000 PAX.
- EPC – D96 (76-100) Dated 14.09.2014
- New lease available on FRI terms.

DETAILS

An exciting opportunity to rent a retail shop situated in the heart of Grimsby in a prime trading position. The property comprises in all a retail area measuring 23.7m² / 255ft².

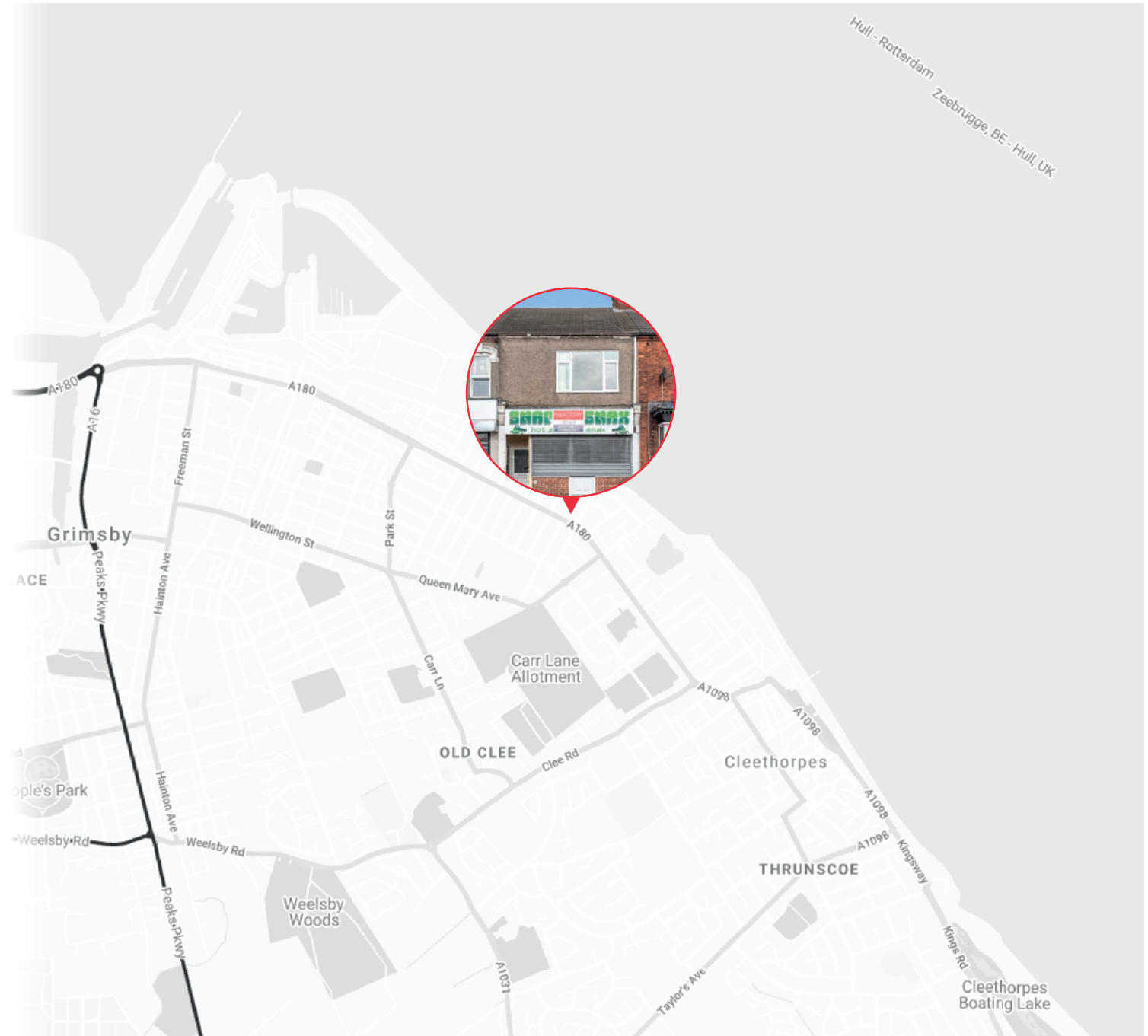
The accommodation is spread over ground floor only and has previously been used for a café. Alternative uses may be supported subject to planning approval from the council.

LOCATION

The Property is situated within the heart of Cleethorpes, with frontage on to Grimsby Road; a busy thoroughfare.

Cleethorpes is a popular seaside resort located on the south side of the Humber estuary in North East Lincolnshire. Cleethorpes really does have something for everyone.

There is a vibrant nightlife and café culture in Cleethorpes, with the resort acting as central point for the area in terms of pubs, nightclubs, restaurants and eateries which will appeal to a diverse range of tastes. Notable landmarks and attractions include but not limited to Cleethorpes Pier, Cleethorpes Boating Lake and Thorpe Park as well as all the Amusement arcades and attractions along the coastal promenade. Education is well served with numerous Infant, Junior and Secondary schools with regular bus links providing access to Grimsby Town centre with its excellent shopping facilities and numerous satellite villages.



GROUND FLOOR



1ST FLOOR

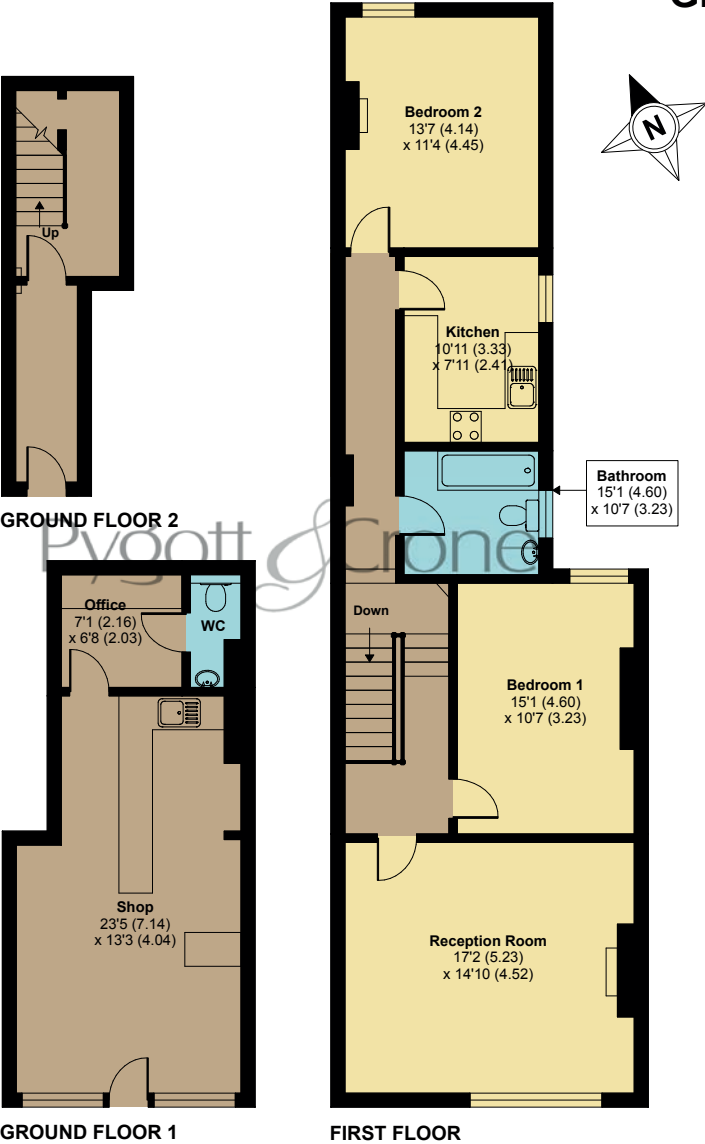


FLOOR PLAN

Grimsby Road, Cleethorpes, DN35

Approximate Area = 1381 sq ft / 128.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards. © nichecom 2020. Produced for Pygott & Crone. REF: 594044

FURTHER INFORMATION

Accommodation

Measured in accordance with the RICS code of measuring practice, the Property comprises a sale area of 23.7 sq m / 255 sq ft. There is on-street parking in close proximity.

Services

Pygott and Crone have been made aware that mains water, electric, gas and drainage are connected to the property. The services or installations have not been serviced or tested.

Lease Terms / Tenure

The property is available 'To Let' by way of a new FRI lease with terms negotiable. There will be an equivalent of 3 months' rent payable by way of a deposit prior to lease commencement.

Rateable Value

We are advised from enquiries to the Valuation Office Website that the 2017 rateable value for the property is: £3,200 (reference: 0794978). The charging authority is North East Lincolnshire District Council.

EPC

The Energy Performance Certificate for this building has a rating of D96.

Legal Fees

In the usual manner each party will be responsible for their own legal costs incurred within the transaction.

VAT

We are awaiting confirmation as to whether or not VAT will be charged on the price.

Planning

The property currently benefits from A1 (Shop) use. The building may be suitable for a variety of uses subject to consents.

Local Authority

North East Lincolnshire Council

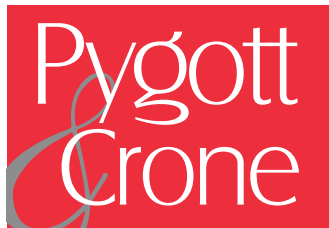
Municipal Offices,

Town Hall Square,

Grimsby

DN31 1HU

Tel: 01472 313131



PLEASE GET IN TOUCH FOR MORE INFORMATION OR TO ARRANGE A VIEWING



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