

47 BEECHWOOD AVENUE, GRIMSBY, NORTH EAST LINCOLNSHIRE, DN33 1RD

GROUND FLOOR FOOD TAKEAWAY PREMISES FOR SALE / TO LET
39.25 SQ M (437 SQ FT) APPROX.



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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).

The property is located on Beechwood Avenue, immediately adjacent to the Premier Convenience Store on what is a popular and densely populated residential area.



DESCRIPTION

The property comprises a semi-detached single storey property of traditional brick construction beneath a flat roof.

Internally, the property is divided to provide a main counter/serving and waiting area together with a rear preparation/storage area, WC and fire exit. The property has been used as a fish and chip shop for a number of years but would suit a variety of other uses under Class A5(Hot Food Takeaway).

The main shop area benefits from tiled walls, suspended ceiling incorporating fitted lighting and there are external security shutters to the doors and windows to the front elevation.

Externally, the property benefits from a shared service yard, fenced boundaries to the side and rear.

SUMMARY

- Self contained takeaway premises situated in a densely populated area.
- Available to purchase freehold or To Let by way of a new Lease.
- Available for immediate occupation.

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
Front Shop/Serving Area	26.21	282
Preparation/Storage Areas	14.4	155
WC	-	-
Total Accommodation	39.25	437

TERMS

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

FOR SALE PRICE

Reduced to £59,500, subject to contract.

TENURE

We are advised that the premises are freehold and will be conveyed with the benefit for vacant possession upon completion.

TO LET RENT

£5,250 per annum, exclusive of rates and all other outgoings. The rent is to be paid quarterly in advance. The property is not elected for VAT purposes.

LEASE TERM

By negotiation.

REPAIRS AND INSURANCE

The Tenant will be responsible for all repairs and decorations to the demised premises, together with the reimbursement of the annual property insurance premium applicable thereto.

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 2017 rating list assessment of £3,100 (Office & Premises), which is subject to the current Uniform Business Rate in the pound.

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

It is possible that an occupier may qualify for 100% exemption in respect of business rates under the Small Business Rate Relief Scheme. Further details are available from the sole agents or the Local Authority.

EPC

D83

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



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Date: **October 2019** File Ref: **13352SR/1**



PROPERTY MISREPRESENTATION, MISDESCRIPTION & FINANCIAL SERVICES ACTS

PPH Commercial Limited for themselves and for their clients of this property, give notice that: (i) these particulars are a general outline only and do not constitute the whole or any part of an offer or contract; (ii) PPH Commercial Limited cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use or other details contained herein. Prospective purchasers or tenants must satisfy themselves as to their accuracy; (iii) no employee of PPH Commercial Limited has any authority to make or give any representation or warranty or enter into any contract in relation to the property; (iv) rents or prices quoted in these particulars may be subject to VAT in addition.

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