

TO LET

19 FREEMAN STREET, GRIMSBY, DN32 7AB



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Ground floor corner retail premises forming part of a larger property

Extending to 56.0 sq m (602 sq ft)

Security shutter

Located between Riby Square and Kent Street

Available on new lease: £350 pcm exclusive

LOCATION

The property is located on the east side of Freeman Street in Grimsby within a larger block of similar properties situated between Riby Square and Cleethorpe Road. This is a mixed used area providing space for retail and other commercial purposes, residential, health and community uses. This part of Freeman Street is adjacent to a redevelopment and regeneration area where a new building has recently been constructed for YMCA.

This location offers easy access to the A180 motorway link road via Riby Square and Cleethorpe Road, the Docks estate and the main town centre is approx. 1 mile away to the south west. There is on street parking and public car parks nearby and the property close to local bus routes.

DESCRIPTION

A ground floor corner retail unit benefiting from a modern shop front with full height glazing, central entrance and keyfob operated security shutter. The unit has a return frontage to Kent Street.

The unit benefits from spot lights, slatted panels to the walls and a carpet floor covering.

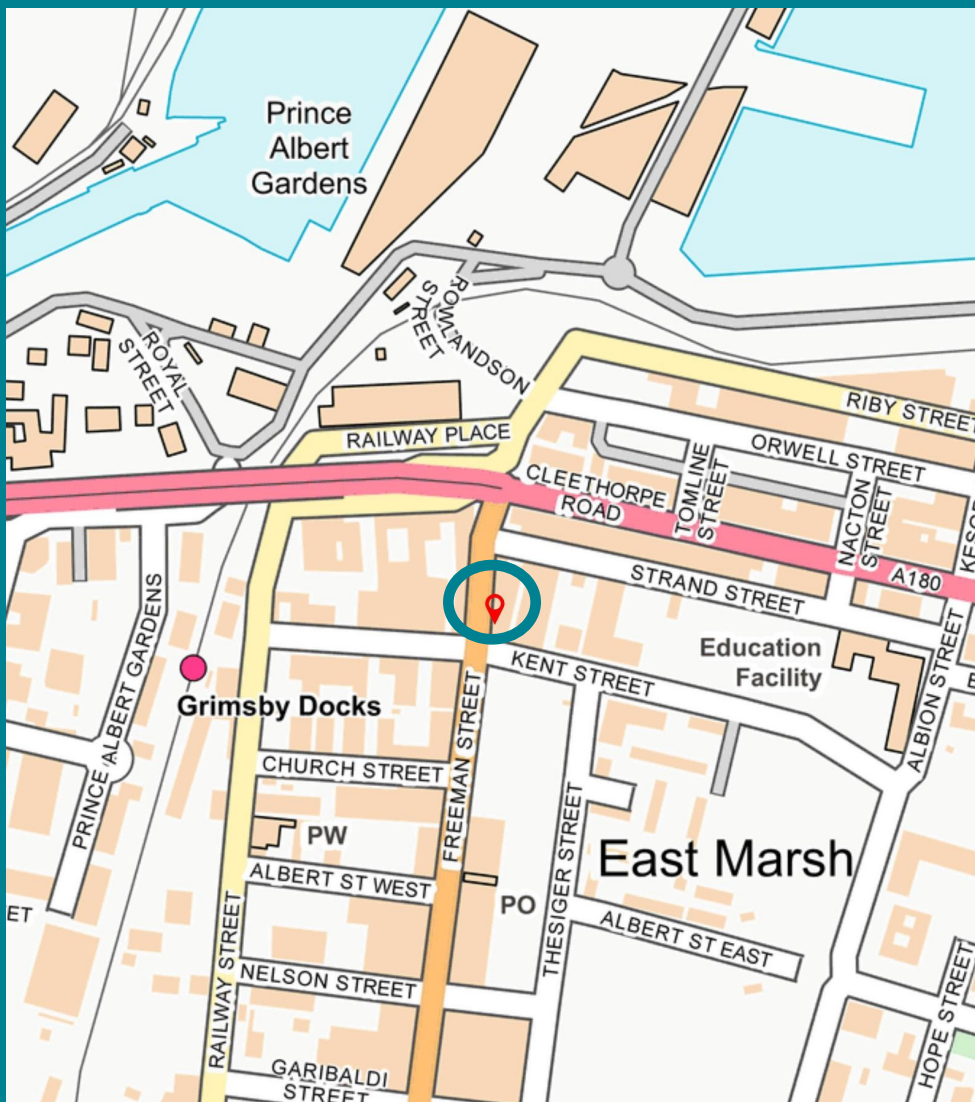
There is a kitchen and WC.

ACCOMMODATION

The property has been measured on a net internal basis.

The retail space including the office extends to 56.0 sq m (602 sq ft.)





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TERMS

The property is being made available by way of a new lease for a minimum term of two years at a rent of £350 pcm exclusive. The tenant is responsible for the repair, maintenance & decoration of the interior of the property plus the shop front and shutter and a fair proportion of the insurance premium for the block.

ADDITIONAL INFORMATION

Local Authority: North East Lincolnshire Council.

Rateable Value: The property is shown in the Rating List as shop and premises with a rateable value of £4,800 wef 1 April 2023.

EPC: The property has an Energy Performance Asset rating of D (85).

Services: Mains water, electricity and drainage are connected to the property. Tenants are advised to check on the suitability of supplies for their proposed use.

VAT: All rents and services charges quoted are exclusive of VAT. VAT is not applicable to this transaction.

Code for Leasing Premises: It is intended that the lease will be prepared in accordance with the Code of Leasing Business Premises. A copy of the code is available on request.

Legal Costs: Each party will be responsible for their own legal costs incurred.

VIEWING AND FURTHER INFORMATION

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