

**TO LET**

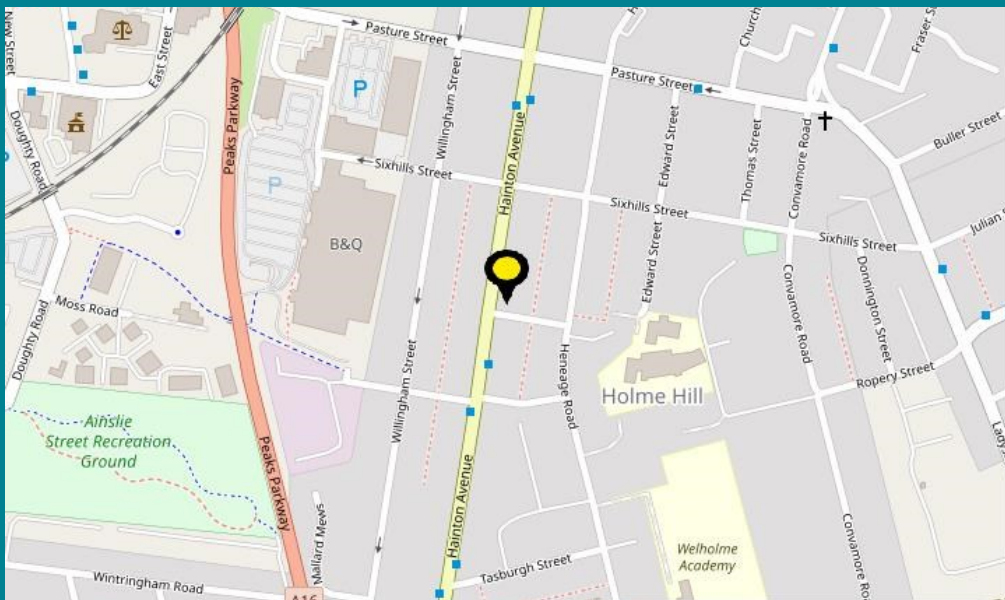
**GROUND FLOOR, 155 HANTON AVENUE, GRIMSBY, DN32 9LF**



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## Ground floor retail premises

Suitable for hot food takeaway (stp)

58.4 sq m / (628 sq ft) plus ancillary space

New shop front to be installed by landlord

Available on new lease: £100 + VAT / week  
(first year)

## LOCATION

The property is situated on the east side of Hainton Avenue in Grimsby between Margaret Street and Catherine Street. The property forms part of a busy neighbourhood parade, but is otherwise within a high density residential area. There is a convenience store next door and other properties nearby include a Calor Gas chop and hot food takeaways. 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 ground floor lock up shop which has most recently been used as a betting office. The main retail area benefits from a suspended ceiling and to the rear of the retail space there is ancillary storage and staff room / kitchen and staff WC. There is a set of customer toilets to the rear of the retail space which the landlord is prepared to remove in order to increase the usable floor space.

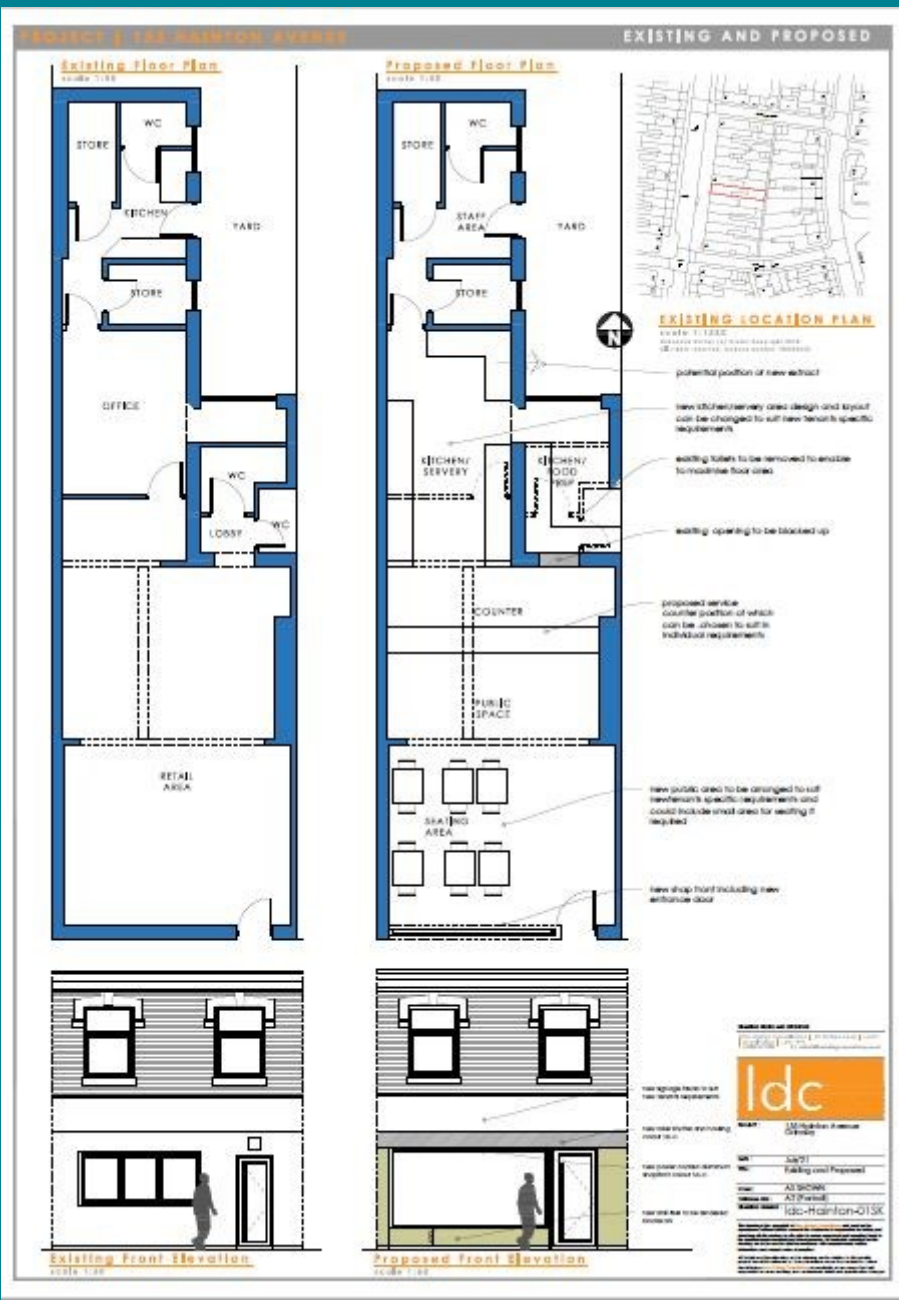
The available space forms the ground floor only of a two storey mid terraced property of traditional brick construction under a replacement concrete tile roof. There is a small rear yard / garden area which is shared with the tenant of the first floor flat which will allow space for bins, cycle parking etc.

A change of use planning application has been submitted to allow use of the property as a hot food takeaway. Please check with us for the progress of this application. The planning application also includes for a new shop front with external security shutter.



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## ACCOMMODATION

Ground floor retail: 58.4 sq m (628 sq ft)

Ancillary kitchen / storage: 12.3 sq m (132 sq ft)

## ADDITIONAL INFORMATION

**Terms:** The property will be made available on effectively a full repairing and insuring basis at an initial rent of £5,200 rising to £6,240 pa exclusive. The length of lease to be by negotiation, subject to a minimum three year lease.

**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:** £4,850

**EPC:** The property has an EPC rating C.

**Services:** TBC

**VAT:** VAT is applicable to this transaction and will be charged in addition to the rent.

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

## VIEWING AND FURTHER INFORMATION

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