

47 Grimsby Road,  
Cleethorpes, DN35 7AQ

# TO LET

Prominent position on Grimsby Road, linking Cleethorpes with Grimsby

Ground floor retail premises

Recently refurbished to a shell specification

Total floor area approximately  
49.73 sq m (535 sq ft)

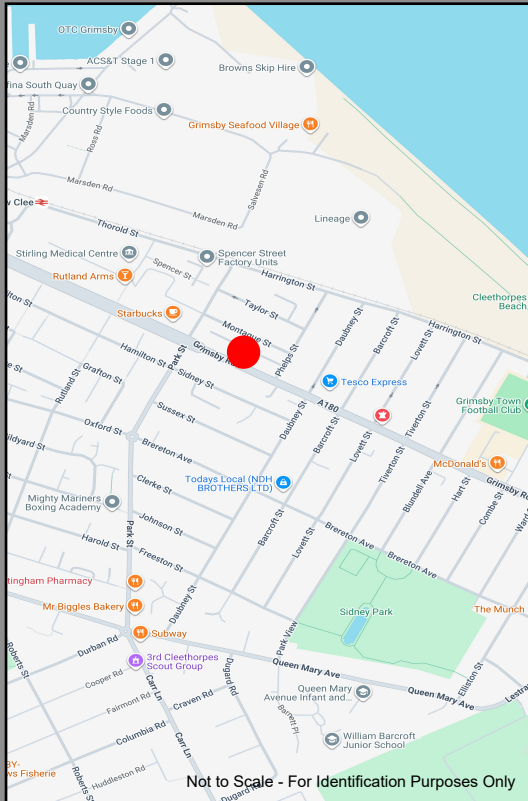
Guide Price £4,200 p.a

**Scotts**  
01472 267000



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## LOCATION

The property is located on Grimsby Road in Cleethorpes, a principal route connecting Cleethorpes and Grimsby, benefitting from high volumes of vehicular traffic and passing trade.

The premises has frontage to Grimsby Road, with roadside parking available in the immediate vicinity. Further along the road is the Grimsby Town Football Club stadium, which attracts significant visitor numbers on matchdays and contributes positively to the commercial profile of the area.

## DESCRIPTION

The property comprises a ground floor retail unit, refurbished and presented in a shell specification. The frontage features an aluminium framed shopfront together with external electric roller shutter security doors.

Internally, the retail accommodation benefits from carpeted flooring, painted and plastered walls and ceilings, and spot lighting throughout. To the rear of the premises is a kitchen/ancillary area, finished with vinyl flooring, matching wall and ceiling finishes, LED strip lighting and a drainer sink.

## ACCOMMODATION

Ground Floor Retail:	40.25 sq m	433 sq ft
Ground Floor Ancillary:	9.48 sq m	102 sq ft
Total:	49.73 sq m	535 sq ft

## LEASE TERMS

The premises are offered To Let for a term of years to be agreed, on an effective full repairing and insuring basis, at a guide rent of £4,200 per annum.

## RATEABLE VALUE

The property is listed in the 2023 Rating List as Shop & Premises with a Rateable Value of £3,600. The incoming occupier will be responsible for the payment of Business Rates.

## VAT

The property is elected for VAT, which will be charged on the rent.

## ENERGY PERFORMANCE RATING: C (70)

## FURTHER INFORMATION AND TO VIEW

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