

First Floor, 11 Dudley Street,
Grimsby, DN31 2AW

TO LET

Edge of town centre location

Extending to approximately
86.5 sq m (931 sq ft) overall

First floor offices

Benefits from car parking

Nearby occupiers include Hales
Group, Business Hive and
Pepperells Solicitors

Guide Rent £6,000 p.a.

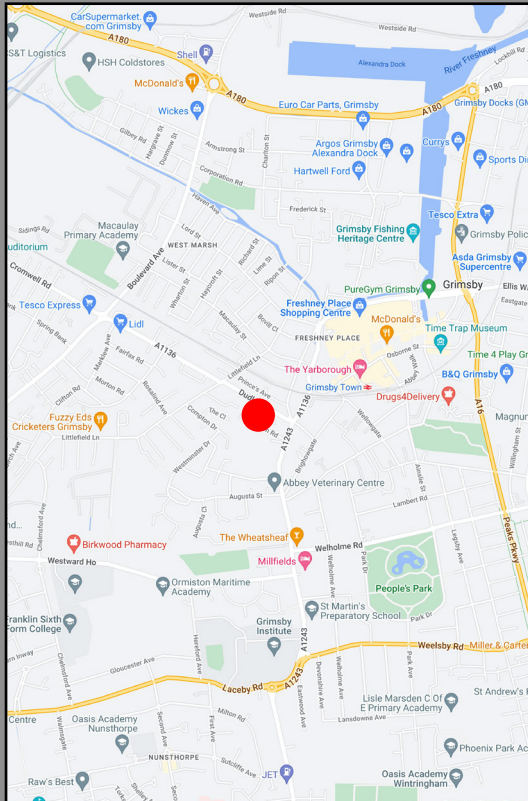


Scotts
01472 267000



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www.scotts-property.co.uk

LOCATION/DESCRIPTION

Situated in a mixed commercial and residential area in the edge of Grimsby Town centre and ¼ mile from the Freshney Place Shopping centre and the central business district. The premises form part of a small cluster of former residential properties that have been converted for commercial use in this expanding business location with a wide range of occupiers situated in the immediate vicinity.

The premises comprise the first floor of a two-storey building providing good quality office accommodation with further ancillary accommodation accessed via an independent entrance.

Externally, the property benefits from car parking for 4 vehicles.

ACCOMMODATION

First Floor Offices 76.4 sq m (822 sq ft)

First Floor Ancillary 10.1 sq m (109 sq ft)

DISPOSAL/LEASE TERMS

The premises are offered To Let for a minimum term of years to be agreed on a full repairing and insuring basis at a guide rent of £6,000 per annum.

RATEABLE VALUE

The new occupier will be responsible for the payment of Business Rates at the property. The premises are listed within the Rating List as 'Offices & Premises' with a Rateable Value of £6,100 (Source VOA website), although the premises will require reassessment should a change of use take place.

The new occupier may be eligible for Small Business Rates Relief but should make contact with North East Lincolnshire Council for confirmation.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred together with any Stamp Duty Land Tax that may be payable.

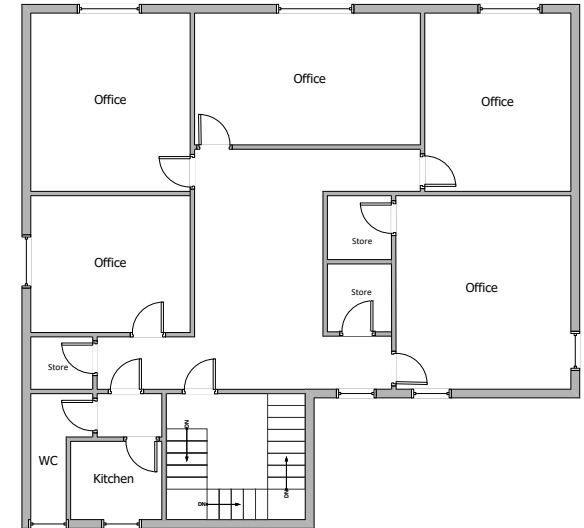
ENERGY PERFORMANCE RATING: Awaiting Confirmation

FURTHER INFORMATION AND TO VIEW

Contact Lawrence Brown lawrence@scotts-property.co.uk 07710 312712 or Kerry Burnett-Cox kerry@scotts-property.co.uk 07749 725316

Offices: Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimsby** 12 Town Hall Street, DN31 1HN **CS.6901**

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Not to Scale - For Identification Purposes Only