

Unit 3B, Ladysmith Road,
Grimsby, DN32 9SH

TO LET

Established industrial area

Extending up to approximately
263.1 sq m (2,831 sq ft) overall

Open plan/flexible layout

Car parking for 2 vehicles

Nearby occupiers include
Haagensen Wardrobes, Crown
Decorating Centre and a number of
other commercial retailers

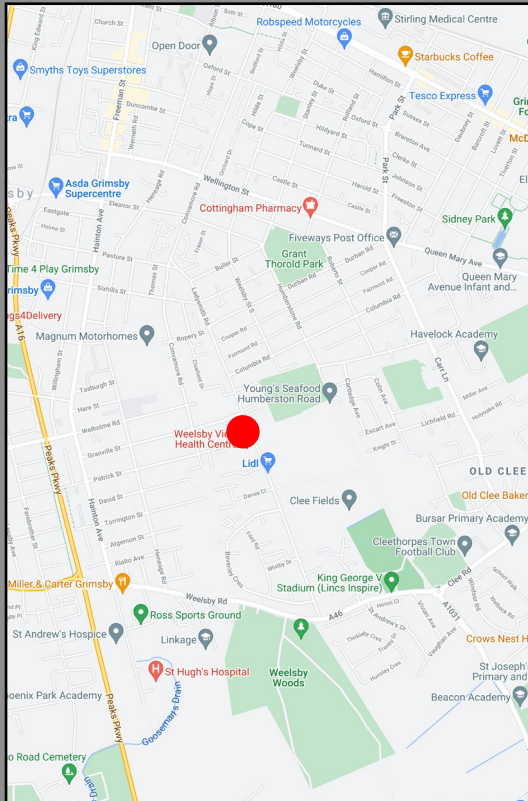
Guide Rent £14,000 p.a.

Scotts
01472 267000



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www.scotts-property.co.uk

LOCATION/DESCRIPTION

The town of Grimsby forms part of the larger Grimsby and Cleethorpes conurbation with a population of approximately 88,250. The town is situated approximately 27 miles east of Scunthorpe and 32 miles south-east of Kingston-Upon-Hull.

Within this context the property is located on the western side of Ladysmith Road forming part of an established commercial area, approximately 0.5 miles to the south east of Grimsby town centre.

The property provides detached workshop/warehouse/showroom accommodation which comprises an open plan warehouse currently divided into two by a non-load bearing stud partition wall with a kitchen and WC.

The accessibility and flexibility offered by the premises makes them suitable for a variety of uses and occupiers.

ACCOMMODATION

Gross Internal Area 263.1 sq m (2,831 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 £14,000 per annum. There is the option to split the premises and for a tenant to occupy a smaller sized unit if required.

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 'Warehouse & Premises' with a Rateable Value of £9,700 (Source VOA website), although the premises will require reassessment should a change of use take place or the accommodation area change.

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

ENERGY PERFORMANCE RATING: Awaiting Confirmation

LEGAL COSTS

The ingoing tenant will be responsible for all reasonable legal costs incurred together with any Stamp Duty Land Tax that may be payable.

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.6886**

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