

26a Wellowgate,  
Grimsby, DN32 0RA

## FOR SALE / TO LET

Flexible ground floor retail premises

Extends to approximately  
61.6 sq m (663 sq ft) overall

Predominantly open-plan with  
excellent window display

Ancillary facilities to the rear

Forming part of a popular  
edge-of-town retailing location

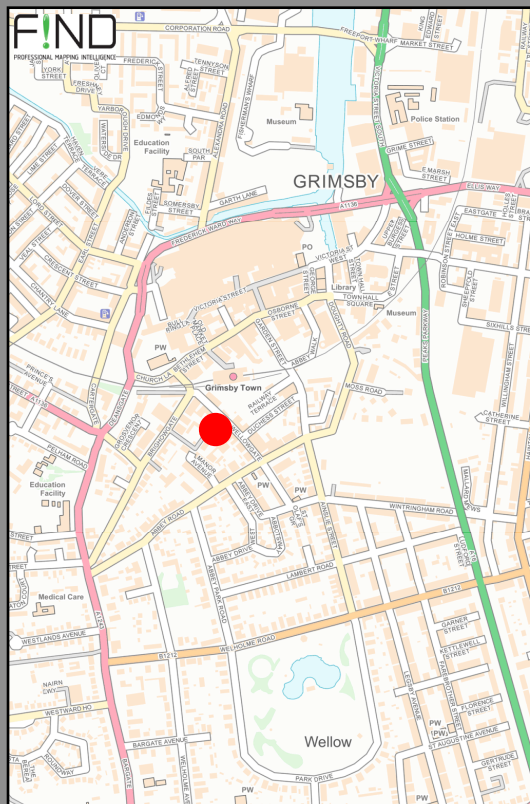
**Guide Price £70,000**  
**Guide Rent £7,500 p.a.**

**Scotts**  
01472 267000



26a Wellowgate,  
Grimsby, DN32 0RA

FOR SALE / TO LET



**Scotts**  
01472 267000  
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 property is positioned on the southern side of Wellowgate, forming part of an established retailing location approximately 0.5 miles to the south-west of Grimsby town centre.

The property comprises part of the ground floor of a mixed-use retail/residential development. Internally, it has the potential to provide entirely open-plan accommodation, but is currently split to provide a retail area to the front, with ancillary stores, kitchenette and staff facilities to the rear. The property is accessed via a recessed porch, directly abutting Wellowgate and benefits from full-width display with roller shutters, air conditioning and alarm systems.

Neighbouring occupiers are generally commercial in nature, including Willow Estates, Maxwell's Hair Design and Bridge McFarland solicitors.

## ACCOMMODATION

|           |           |             |
|-----------|-----------|-------------|
| Retail    | 48.5 sq m | (522 sq ft) |
| Ancillary | 13.1 sq m | (141 sq ft) |

## DISPOSAL/LEASE TERMS

The premises are held on a leasehold basis and offered for sale at a guide price of £70,000. The lease is for a 125 year term, expiring in March 2118, at a passing rent of £50 per annum.

Alternately, the premises are offered To Let for a minimum term of years to be agreed on an effective full repairing and insuring basis at a guide rent of £7,500 per annum.

The new occupier will be responsible for the payment of any Service Charge levied against the property and VAT is applicable to either the sale price or rent.

## 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 'Shop & Premises' with a Rateable Value of £4,650 (Source: VOA website), although the premises will require reassessment should a change of use take place. The new occupier may be eligible for an element of Small Business Rates Relief but should make contact with North East Lincolnshire Council for confirmation.

## LEGAL COSTS

In the event of a sale, each party will be responsible for their own legal fees incurred, together with any Stamp Duty Land Tax that may be payable.

In the event of a letting, the ingoing Tenant will be responsible for all parties reasonable legal fees incurred, together with any Stamp Duty Land Tax that may be payable.

**ENERGY PERFORMANCE RATING: G (195)**

## FURTHER INFORMATION AND TO VIEW

Contact Kerry Burnett-Cox [kerry@scotts-property.co.uk](mailto:kerry@scotts-property.co.uk) 07749 725316 or Lawrence Brown [lawrence@scotts-property.co.uk](mailto:lawrence@scotts-property.co.uk) 07710 312712.

**Offices:** Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimsby** 12 Town Hall Street, DN31 1HN **CS.6733**

Disclaimer: Scotts, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of Scotts has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.

