151 Hainton Avenue, Grimsby, DN32 9LF

FOR SALE / TO LET

Deceptively large retail premises with first floor ancillary accommodation

Extends to approximately 168.5 sq m (1,813 sq ft) overall

Ground floor almost entirely open-plan

Additional external areas and a lean-to store

Situated within an established retailing parade with high levels of passing traffic

Guide Price £120,000
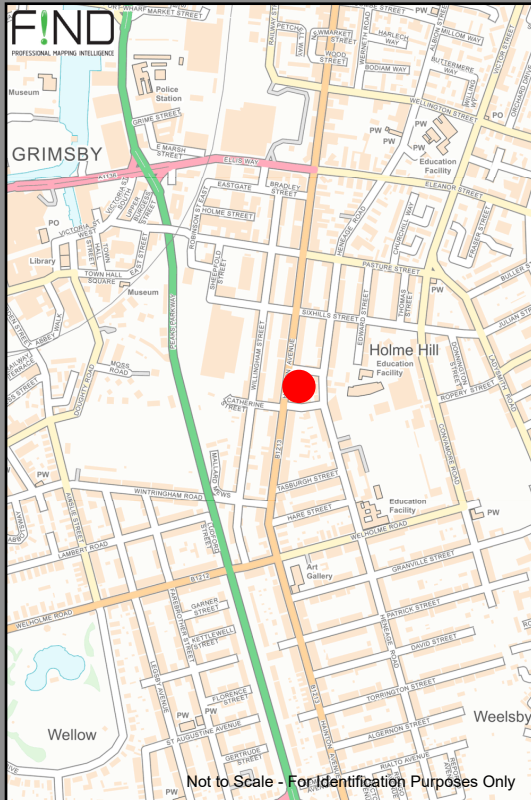**Guide Rent £10,000 p.a.**

Scotts
01472 267000

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Not to Scale - For Identification Purposes Only

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 situated on the eastern side of Hainton Avenue, which runs on a north/south axis, connecting the A180 with the A46, forming part of an established retail parade, within a mixed commercial and high density residential area. Surrounding occupiers are both national and local in nature, including Ladbrokes Bookmakers and Today's Local.

The premises comprise a former two-storey dwelling, which has since been converted to provide ground floor sales and first floor storage accommodation, both of which require refurbishment. The ground floor is almost entirely open-plan, with a modern shop front and secured using electrically operated roller shutters. The first floor is accessed from within the main retailing area and provides general ancillary accommodation, but could be converted to provide residential accommodation, subject to obtaining the necessary planning consents and undertaking conversion works.

To the rear, the property benefits from a small garden area, accessible via a communal passageway.

ACCOMMODATION

Ground Floor	Retail	64.5 sq m	(694 sq ft)
	Ancillary	30.0 sq m	(323 sq ft)
	Lean-To Store	15.7 sq m	(169 sq ft)
First Floor	Ancillary	58.3 sq m	(627 sq ft)

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 £10,000 per annum. Alternatively, the premises are available For Sale with vacant possesion at a guide price of £120,000.

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 £5,700 (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.
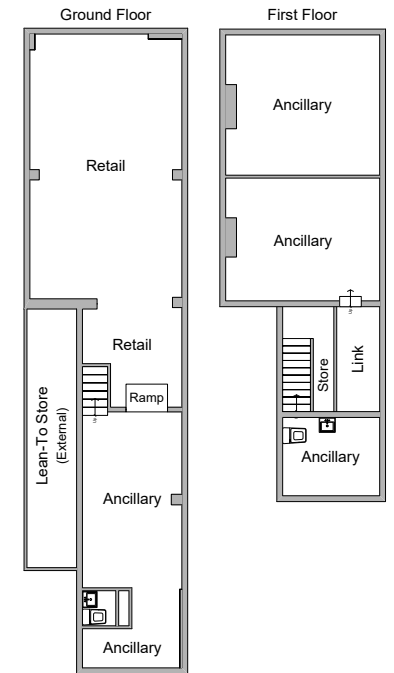
LEGAL COSTS

The ingoing Tenant will be responsible for all parties reasonable legal fees incurred in this transaction, together with any Stamp Duty Land Tax that may be payable.

ENERGY PERFORMANCE RATING: Awaiting Confirmation

FURTHER INFORMATION AND TO VIEW

Contact Kerry Burnett-Cox kerry@scotts-property.co.uk 07749 725316

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