

Suite 1, 53 Hainton Avenue,  
Grimsby, DN32 9BX

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# TO LET

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Large ground floor office extending to  
c.92.7 sq m (998 sq ft)

Comprising two large open plan offices  
with satellite ancillary facilities

Potential to additionally occupy the  
first floor (subject to agreement)

Part of a prominent building on the  
periphery of Grimsby town centre

Nearby occupiers inc. Brides & Maids,  
Amplifon, Costcutter, L&H Homes as  
well as a variety of local occupants &  
residential premises

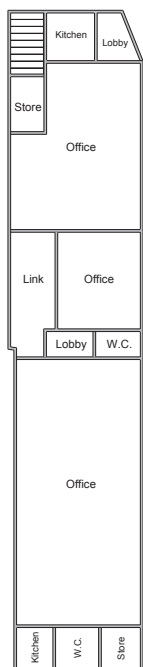
**Rent £5,200 p.a.**  
**(£100 per week)**

**Scotts**  
01472 267000



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Not to Scale - For Identification Purposes Only

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www.scotts-property.co.uk

## LOCATION/DESCRIPTION

The property is situated on the eastern side of Hainton Avenue, which runs on a north/south axis, connecting the A180 with the A46. The property forms part of an established retail parade, within a mixed commercial and high density residential area.

The property occupies the entire ground floor of a large and prominent office building on the corner of Hainton Avenue and Pasture Street.

The accommodation predominantly comprises two large open plan offices with satellite ancillary stores, kitchens, manager's office and staff facilities. As a result of the layout, the property may suit further division into two smaller suites, subject to agreement. The décor is perhaps a little dated, but is capable of immediate occupation.

## ACCOMMODATION

Offices	83.0 sq m	(894 sq ft)
Kitchens	5.0 sq m	(54 sq ft)
Stores	4.7 sq m	(50 sq ft)

## LEASE TERMS

The premises are offered To Let for a minimum term of 3 years on an effective full repairing and insuring basis at a guide rent of £5,200 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 (2017) of £3,750, although the premises will require reassessment should any alterations take place.

The new tenant may be eligible for Small Business Rates Relief, but should make enquiries with North East Lincolnshire Council for confirmation

## ENERGY PERFORMANCE RATING: G

## 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 Kerry Burnett-Cox [kerry@scotts-property.co.uk](mailto: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.4307**

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