

46 Nelson Street  
Grimsby, DN32 7SH

# TO LET

Substantial three-storey office premises

Extends to approximately  
257.8 sq m (2,771 sq ft) overall

Providing a minimum of 8 individual  
office suites with ancillary facilities

On-street parking directly to the  
front

Overlooking the Freeman Street  
shopping district

**Guide Rent £5,500 p.a.**

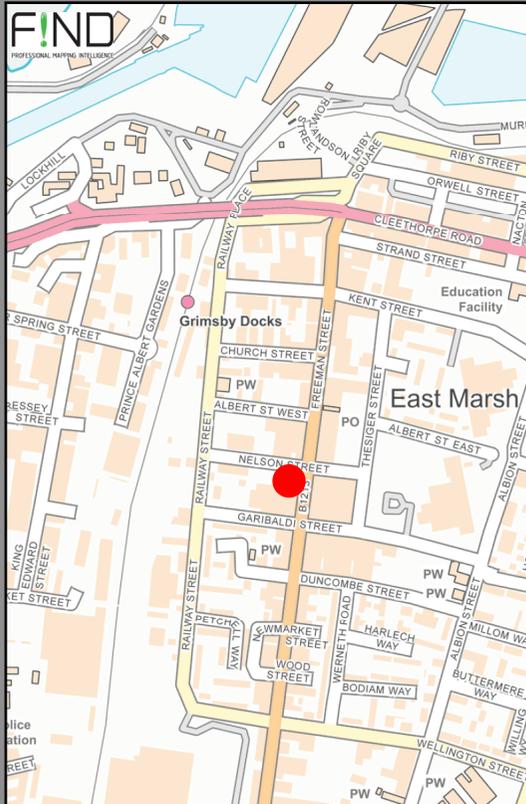


**Scotts**  
01472 267000



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## 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 southern side of Nelson Street, in close proximity to its junction with Freeman Street, forming part of an established commercial block on the outskirts of Grimsby town centre. Although the property is accessed from Nelson Street, parts of the upper floors do front onto Freeman Street.

The property comprises two-storey, end-terraced office premises, which have been altered to incorporate the first and second floors of the adjoining building. The premises could provide office accommodations over all floors, but are currently configured to provide a reception on the ground floor, office/ancillary facilities on the first floor and storage on the second floor. The building additionally retains a number of traditional features, including ceiling roses and fireplaces.

Nearby occupiers include Cooplands bakery, Iceland and the Freeman Street Market and Digital Hub, in addition to a variety of other local retailers, service providers and licenced premises.

## ACCOMMODATION

<b>Ground Floor</b>		
Reception / Office	38.5 sq m	(414 sq ft)
<b>First Floor</b>		
Office	107.7 sq m	(1,159 sq ft)
Ancillary	7.9 sq m	(85 sq ft)
<b>Second Floor</b>		
Office / Storage	103.4 sq m	(1,113 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 £5,500 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 'Office & Premises' with a Rateable Value of £6,300 (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 incoming 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.

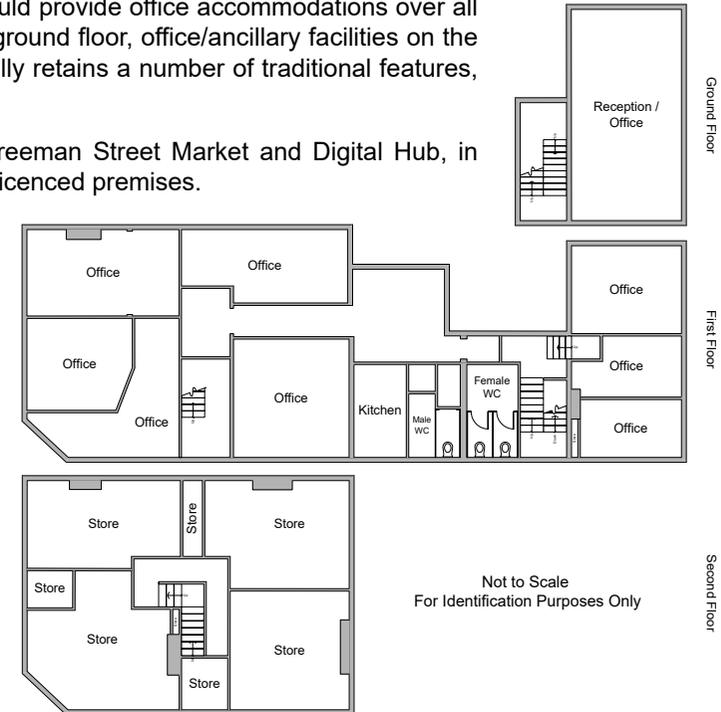
**ENERGY PERFORMANCE RATING:** Awaiting Confirmation

## FURTHER INFORMATION AND TO VIEW

Contact Kerry Burnett-Cox [kerry@scotts-property.co.uk](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.6623**

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