

Unit 4 Riverhead
Grimsby, DN31 1FB

TO LET

Prominent and substantial former bar premises over two levels in part with the benefit of an A4 planning consent

Extending to approximately
1,253.9 sq m (13,497 sq ft) overall

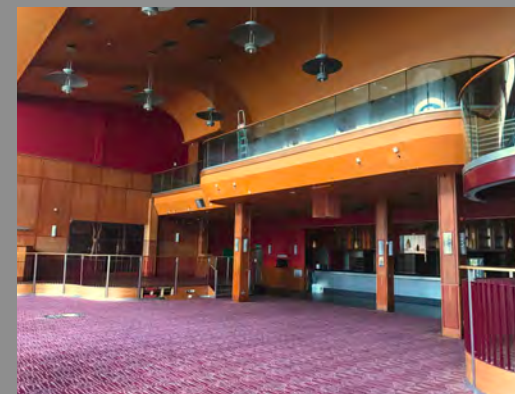
Comprising a predominantly open-plan bar area with ancillary, food preparation & staff facilities to the rear

External seating area adj. to the River Freshney and Riverhead Exchange

Suitable for a variety of uses
(subject to appropriate planning consents)

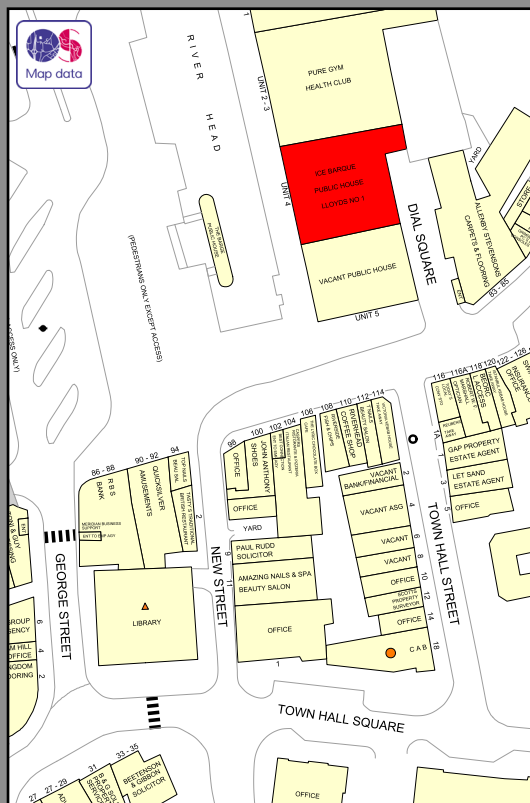
Rent on application

Scotts
01472 267000



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LOCATION/DESCRIPTION

Riverhead is a terrace of six flexible premises, currently divided into five units, within the heart of Grimsby town centre and on the banks of the River Freshney. Riverhead was previously the focal point of the Grimsby leisure scene, being home to a variety of national bar/restaurant chains, including Yates's, Walkabout, Musika, Fused and Chicago Rock Café, but now houses a two storey PureGym, Play XL indoor play and two other vacant units. Riverhead is positioned on the edge of the prime retailing pitch within the town centre, with occupiers including McDonalds, Argos, Marks & Spencer and House of Fraser being represented, as well as being located opposite one of the entrances to the Freshney Place Shopping Centre.

The unit, which has most recently been occupied by JD Wetherspoon, will be located opposite to a multi-million pound landmark mixed use leisure development, due to be completed in the near future. The scheme will comprise a nine screen cinema complex with up to seven national restaurateurs and act as a catalyst for further development within Grimsby town centre.

The property comprises a former bar premises, partly over two floors with bars on each level, comprising an open-plan customer area to the front (some with booth seats in situ), multiple WC's including a disabled WC on the ground floor, staff lift, chillers and a first floor kitchen, in addition to staff facilities and numerous stores. The property retains some of the fit-out from the previous occupier, including an extraction canopy, dance floor with DJ booth, 'Lazy Susan' lifts, refrigerators and a fireplace (functionality unknown) on the first floor.

Neighbouring occupiers include the Post Office, Royal Bank of Scotland, Home Bargains and B&M in addition to a variety of other local retailers, café/food operators and the Freshney Place shopping centre.

ACCOMMODATION

Ground Floor

Bar Area	345.1 sq m	(3,715 sq ft)
Ancillary	511.6 sq m	(5,507 sq ft)

First Floor

Bar Area	153.1 sq m	(1,648 sq ft)
Ancillary	244.1 sq m	(2,628 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.

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 'Public House & Premises' with a Rateable Value of £64,250, although the premises will require reassessment should a change of use take place. (Source VOA website)

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 Kerry Burnett-Cox kerry@scotts-property.co.uk 07749 7253163

Offices: Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimsby** 12 Town Hall Street, DN31 1HN **CS.6475**

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