

Unit 5, Riverhead
Grimsby, DN31 1FB

TO LET

Prominent town centre premises in
central Grimsby

Accommodation extends to approx.
167.2 sq m (1,799 sq ft) overall

Comprising open-plan
accommodation with integral kitchen,
WCs and ancillary facilities

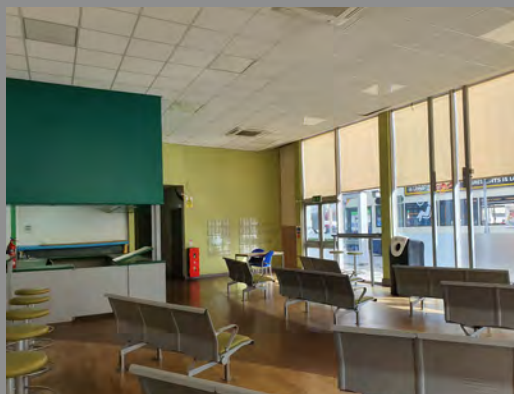
Benefits from an A3 planning consent

Overlooking the Riverhead and
adjacent to the town centre bus stops

Guide Rent £20,000 p.a.

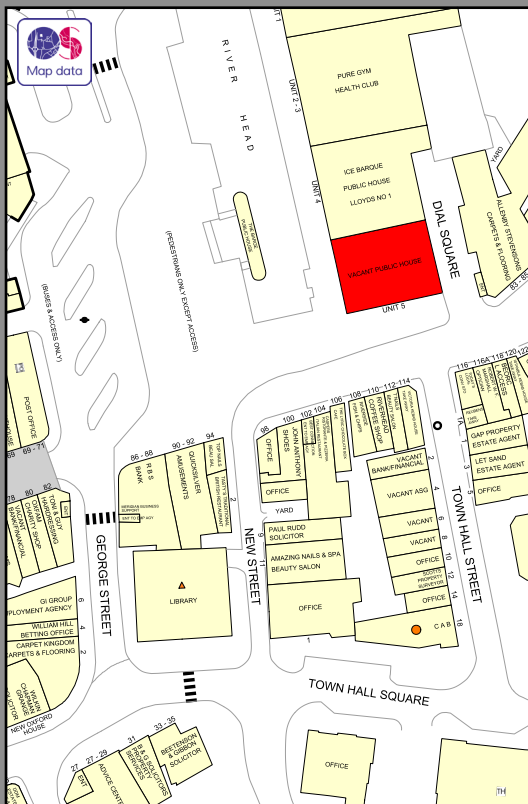


Scotts
01472 267000



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www.scotts-property.co.uk

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 North East Lincolnshire Council as the bus depot waiting area and café, 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 restaurants and act as a catalyst for further development within Grimsby town centre.

The property provides open-plan accommodation with full-height glazed elevations, incorporating a kitchen area, stores and multiple WCs, benefitting from a mains-powered fire alarm system, burglar alarm and electrically operated roller shutters. The property is well suited for continued use as a café or restaurant, as well as a variety of other uses, subject to any necessary planning consents.

ACCOMMODATION

Retail 124.7 sq m (1,342 sq ft)
Ancillary 11.1 sq m (120 sq ft)

LEASE TERMS

The premises are offered 'To Let' on an effective full repairing and insuring basis at a guide rent of £20,000 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 'Bus Waiting Facility' with a Rateable Value of £21,000 (Source VOA website), although the premises will require reassessment should a change of use take place.

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.

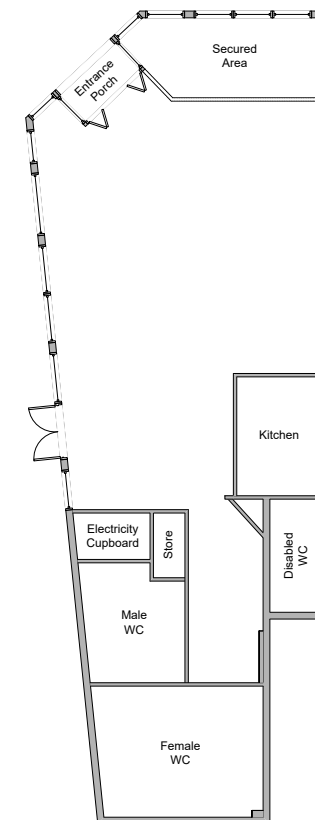
ENERGY PERFORMANCE RATING: Awaiting Confirmation

FURTHER INFORMATION AND TO VIEW

Contact Kerry Burnett-Cox kerry@scotts-property.co.uk 07749 725316 or Lawrence Brown lawrence@scotts-property.co.uk 07710 312712.

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