

Unit 5A Riverhead,  
Grimsby, DN31 1UU

# TO LET

Large restaurant premises within an established leisure strip

Extending to approximately  
512.4 sq m (5,515 sq ft) overall

Benefitting from an A3 planning  
consent

Comprising a predominantly  
open-plan seating area with kitchen  
and ancillary accommodation  
to the rear

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

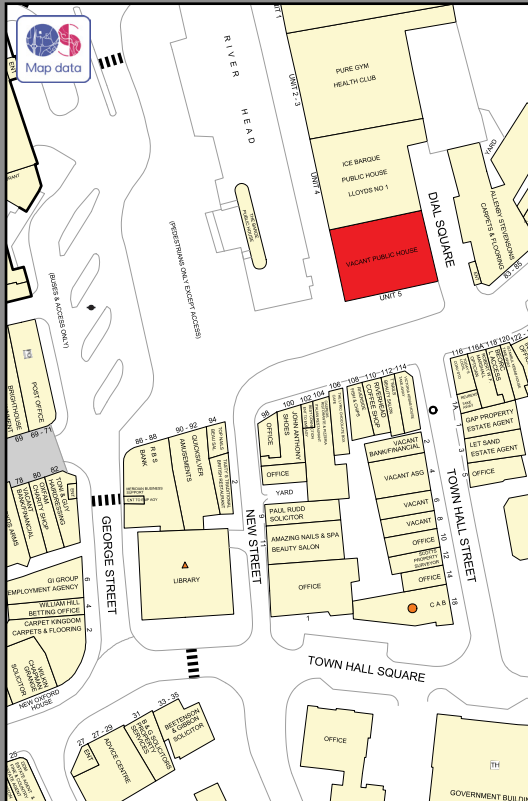
**Rent on Application**

**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 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 predominantly open-plan restaurant premises at ground floor level with a partially exposed kitchen area with chillers, stores, staff ancillary facilities and administrative accommodation to the rear. To the front, the property has the benefit of a small timber deck which can be accessed via large doors from the restaurant to provide an external seating or smoking area as required.

## ACCOMMODATION

|                 |            |               |
|-----------------|------------|---------------|
| Restaurant Area | 330.6 sq m | (3,559 sq ft) |
| Ancillary       | 181.8 sq m | (1,956 sq ft) |

## LEASE TERMS

The premises are offered To Let for a minimum term of years to be agreed on an effective full repairing and insuring basis at a rent to be determined.

## 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 £78,500 (Source: VOA website), although the premises will require reassessment should a change of use take place.

## 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 or Lawrence Brown [lawrence@scotts-property.co.uk](mailto:lawrence@scotts-property.co.uk) 07710 312712.

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