

5 Alexandra Road,  
Grimsby, DN31 1RD

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# TO LET

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Well configured ground floor  
retail premises

Comprising retail shop with office  
and large storage area

Extends to approx.  
148 sq m (1,739 sq ft) overall

Prominent position close to  
Grimsby town centre

Good levels of footfall and  
passing traffic

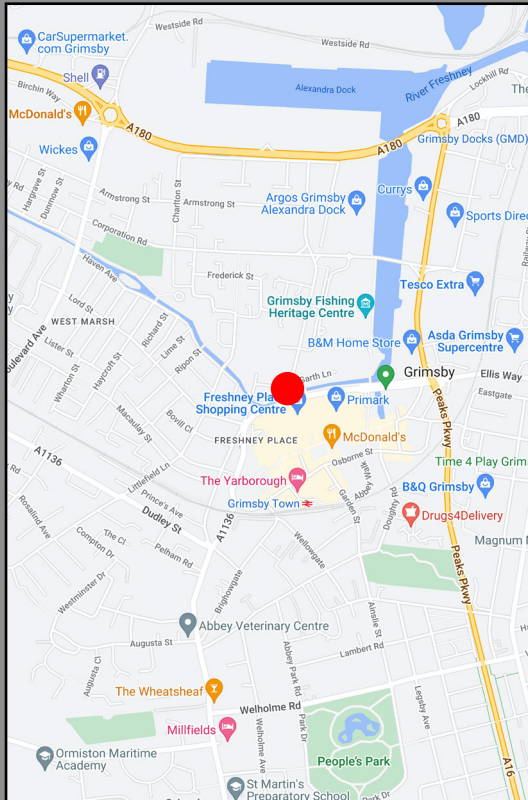
**Guide Rent £12,000 p.a.**

**Scotts**  
01472 267000



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www.scotts-property.co.uk

## 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 approximately 27 miles east of Scunthorpe and 32 south east of Kingston upon Hull. The premises are situated on the west side of Alexandra Road adjacent to Frederick Ward Way on the fringe of Grimsby town centre and immediately opposite the Freshney Place Shopping Centre.

The property provides retail accommodation to the front with ancillary storage behind with rear access doors. The property enjoys good visibility to traffic on Frederick Ward Way and serves a dense residential population in the immediate vicinity, together with a nearby primary school.

The current occupier is due to vacate the property in November 2022 and this unit offers excellent opportunities to retailers, especially convenience store operators, given its location in a largely residential setting together with its proximity to the town centre.

## ACCOMMODATION

Retail area	99.8 sq m	(1,074 sq ft)
Office	4.5 sq m	(48 sq ft)
Store	43.6 sq m	(469 sq ft)

## DISPOSAL/LEASE TERMS

The premises are offered To Let for a term of years to be agreed at a rent of £12,000

## RATEABLE VALUE

The new occupier will be responsible for the payment of Business Rates at the property. We have examined the gov.uk website and find that property is listed as shop and premises with a rateable value of £8,300. It may be that any new occupier will be eligible for small business rates relief but interested parties should make contact with North East Lincolnshire Council for confirmation.

## LEGAL COSTS

Each party will be responsible for their own legal costs in respect of this transaction together with any Stamp Duty Land Tax that may be payable.

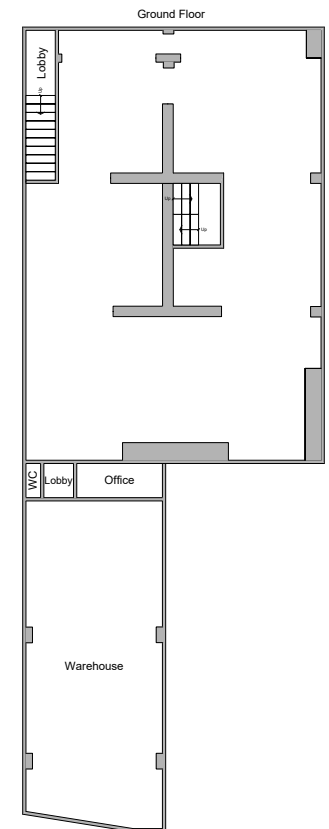
## ENERGY PERFORMANCE RATING: F

## FURTHER INFORMATION AND TO VIEW

Contact Lawrence Brown [lawrence@scotts-property.co.uk](mailto:lawrence@scotts-property.co.uk) 07710 312712 or 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.6925**

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