

47 Beechwood Avenue,  
Grimsby, DN33 1RG

# TO LET

Fish and chip take-away with  
ancillary areas

Approximately  
45.0 sq m (483 sq ft) overall

Located within an established  
residential area

Shared yard to the rear

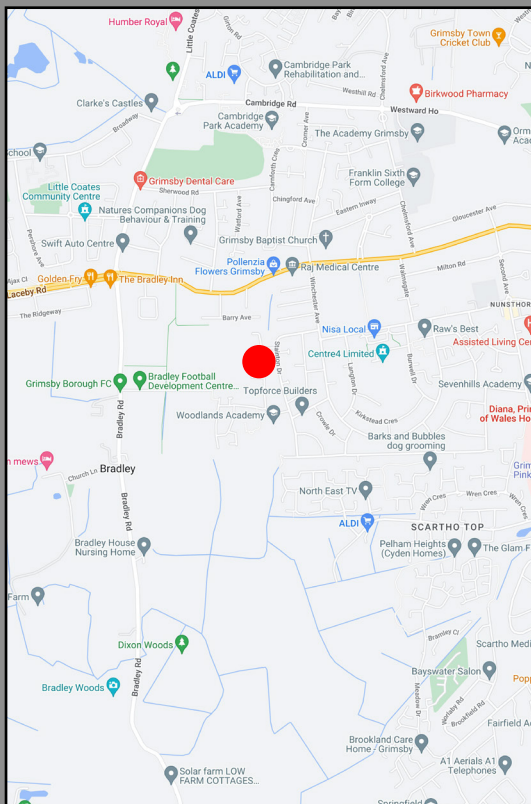
Guide Rent £8,000 p.a.

**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 property is located on the western side of Beechwood Avenue, 2 miles to the southwest of Grimsby town centre while neighbouring occupiers are mainly residential in nature although a premier Local convenience store is located next to the property and Woodland Academy is 200m to the south.

The property comprises a ground floor commercial unit with a retail area to the front and a prep room, store and WC to there rear.

The property benefits from on-street free parking to the front while there is a shared access year to the rear.

## ACCOMMODATION

Ground Floor Retail 26.2 sq m (281 sq ft)

Ground Floor Ancillary 18.8 sq m (202 sq ft)

## DISPOSAL/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 £8,000 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 'Shop & Premises' with a Rateable Value of £3,450 from April 2023 (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

Each party will be responsible for their own legal costs incurred together with any Stamp Duty Land Tax that may be payable.

**ENERGY PERFORMANCE RATING: E (114)**

## 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.6999**

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