

2 Cross Coates Road,
Grimsby, DN34 4QG

TO LET

Ground floor retail unit

Prominent corner plot

Approx 705 sq ft (65.5 sq m)

Flexible accommodation

Established shopping parade

Car parking for two vehicles

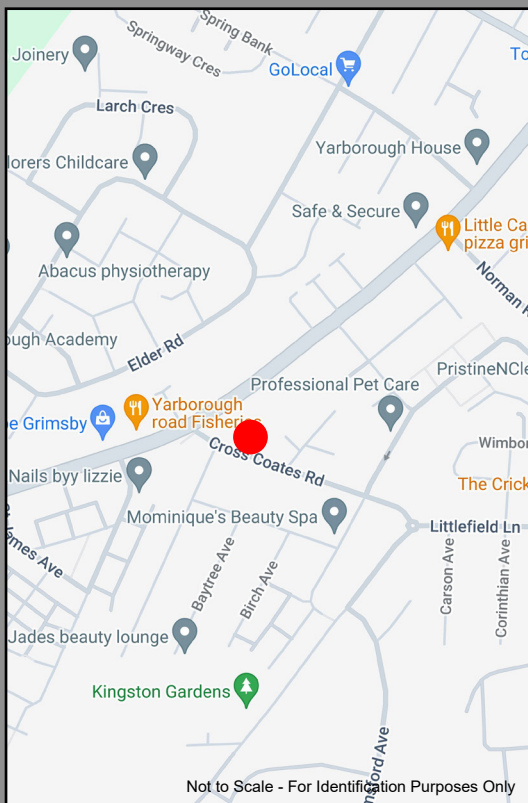
Guide Rent £9,500 p.a

Scotts
01472 267000



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LOCATION

The property forms part of an established neighbourhood retail parade within a densely populated residential area. The property is situated on the southern side of Cross Coates Road at its junction with Yarborough Road (A1136), approximately 1 mile west of Grimsby town centre. Yarborough Road provides access to Boulevard Avenue and the A180 as well as the national road network.

DESCRIPTION

The property comprises a ground floor, dual aspect, retail unit which benefits from a flexible retail area to the front with a kitchenette and store/treatment room to the rear. The property also benefits from a separate garage/store, electric roller shutters and car parking for two vehicles (nose to tail).

ACCOMMODATION

Ground Retail	47.2 sq m	508 sq ft
Ground Ancillary	18.3 sq m	197 sq ft

DISPOSAL/LEASE TERMS

The premises are offered To Let for a minimum term of years to be agreed on an effective repairing and insuring basis at a guide rent price of £9,500 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 'Hairdressing Salon & Premises' with a Rateable Value of £5,500 per annum (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: C (64)

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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