

7B East St. Marys Gate,  
Grimsby, DN31 1LH

# TO LET

Town Centre  
retail premises

Total area  
76.5 sq m (823 sq ft)

Open plan flexible  
accommodation

Suitable for a variety of uses

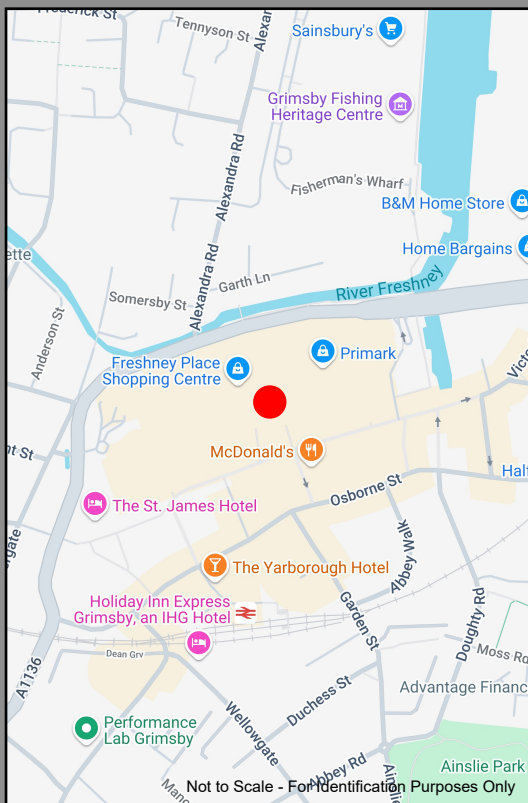
Guide Rent £100 per week

**Scotts**  
01472 267000



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www.scotts-property.co.uk

## LOCATION

The property is situated in the heart of the Grimsby town centre, accessed directly from a courtyard which in turn is entered from East St. Marys Gate. Grimsby town centre is the main retailing area for North East Lincolnshire and over recent years has seen a large amount of investment including the pedestrianisation of the main retailing areas and the improvements to both St. James Square and Riverhead Square. The Freshney Place Shopping Centre is currently undergoing a £50,000,000 re-development with the construction of a new leisure complex including cinema and restaurants.

## DESCRIPTION

The premises is situated close to McDonalds and the Brewery Street entrance into the Freshney Place Shopping Centre and forms part of a larger property hosting various uses which do not necessarily require frontage to the pedestrian streets. The premises provide open plan accommodation, meaning they are ideally suited to be altered and converted to suit an individual occupiers specific needs with uses such as a tanning salon or leisure operation being potentially suitable.

## ACCOMMODATION

The premises are split into 3 rooms:

Main room	60.3 sq m	649 sq ft
Ancillary anti room	13.0 sq m	140 sq ft
Store	3.2 sq m	34 sq ft
WC	-	-

## DISPOSAL/LEASE TERMS

The property is offered To Let on effective full repairing and insuring terms at an initial rent of £5,200 per annum (£100 per week).

## RATEABLE VALUE

The premises are listed within the Rating List as 'Shop & Premises' with a Rateable Value of £5,200 from April 2025 (Source VOA website). The local billing authority is North East Lincolnshire Council and it may be that an occupier is able to take advantage of small business rates relief.

## 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: 'D'

## FURTHER INFORMATION AND TO VIEW

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