

33 Hainton Avenue,  
Grimsby DN32 9AS

# TO LET

Ground floor retail unit

Accommodation extends to  
c.68 sq m (735 sq ft)

Popular commercial area for local  
businesses

Situated on a busy road on  
the eastern outskirts of the  
town centre

Roadside parking available

**Guide Rent £6,000 p.a.**

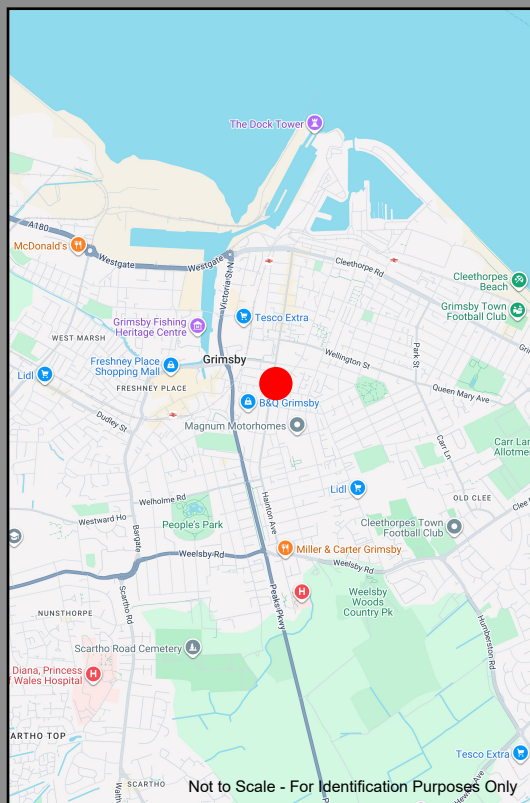
**Scotts**  
01472 267000





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Grimsby DN32 9AS

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## LOCATION

The premises are situated on Hainton Avenue, on the eastern outskirts of Grimsby town centre. Hainton Avenue is located within an abundant residential area, and as a result receives high levels of traffic and passing trade. The subject property has frontage to Hainton Avenue and road-side parking is available throughout the area. Located adjacent to this unit is a Cash Converters and neighbouring occupiers also include local businesses such as barbers, as well as larger businesses including convenience stores and dental chains.

## DESCRIPTION

The premises comprises a ground floor retail unit previously used as a tattoo studio. The shopfront is aluminium with brick elevations and there is also an external electric roller shutter security door. The unit provides a retail area to the front, with a kitchen area and ancillary space to the rear of the property, as well as a WC. The general finish consists of vinyl floor, painted and plastered walls with a mixture of painted and plastered ceilings, as well as acoustic panelling and inset lights to the rear of the unit.

## ACCOMMODATION:

Ground Floor Retail	37.2 sq m	(400 sq ft)
Ground Floor Ancillary	31.1 sq m	(335 sq ft)
<b>Total</b>	<b>68.3 sq m</b>	<b>(735 sq ft)</b>

## DISPOSAL TERMS

The premises are offered To Let for a term of years to be agreed, on an effective full repairing and insuring basis, at a guide rent of £6,000 per annum

## RATEABLE VALUE

The premises are described as 'Shops and Premises' with a Rateable Value of £3,300 (2026 Rating List)

## LEGAL COSTS

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

**ENERGY PERFORMANCE RATING:** Requires Reassessment

## FURTHER INFORMATION AND TO VIEW

Contact Jordan Clarke [jordan@scotts-property.co.uk](mailto:jordan@scotts-property.co.uk) 07525 813963 or Lawrence Brown [lawrence@scotts-property.co.uk](mailto:lawrence@scotts-property.co.uk) 07710 312712.

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