

44 Littlefield Lane,
Grimsby, DN34 4PL

TO LET

Mid-terrace ground floor retail
unit

Approximately 46.7 sq m
(503 sq ft) overall

Open plan
accommodation with ancillary
stores

Established shopping parade

Nearby occupiers include local
retailers

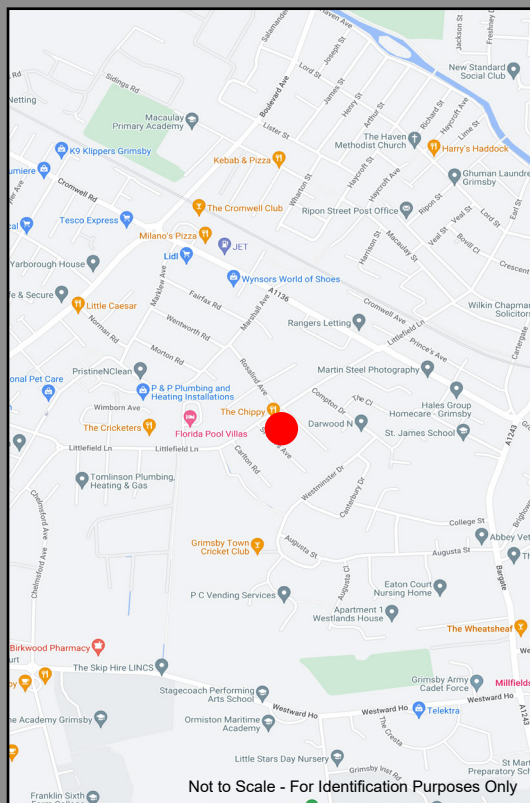
Guide Rent £5,500 p.a

Scotts
01472 267000



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www.scotts-property.co.uk

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 Littlefield Lane approximately ½ mile to the south west of Grimsby town centre.

Littlefield Lane links to the A1136 200m to the north which in turn provides access to Boulevard Avenue and the A180 as well as the national road network.

DESCRIPTION

The property comprises a ground floor retail unit with open plan retail accommodation to the front with a kitchen, storage and WC to the rear.

Nearby occupiers are mainly residential in nature although a number of local retailers form part of the retail parade.

ACCOMMODATION

In more detail the accommodation comprises:

Retail accommodation 33.8 sq m (363 sq ft)

Ancillary accommodation 13.0 sq m (140 sq ft)

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 £5,500 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 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: To be confirmed.

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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