

26 and 28 Pasture Street,
Grimsby, DN31 1QD

TO LET

Flexible ground floor
commercial premises

Approximately 94.7 sq m
(1,022 sq ft) overall

Would suit a variety of uses
including office/retail

Units can either be let
separately or as a whole

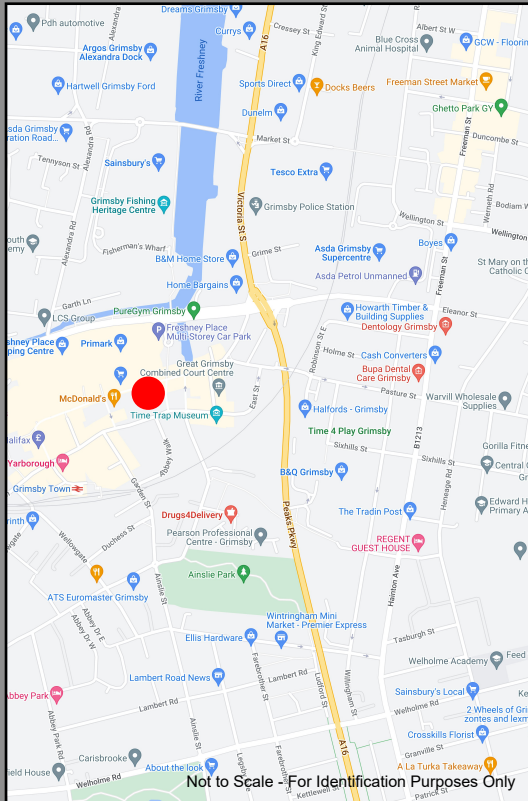
Guide Rent £7,350 p.a.



Scotts
01472 267000

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www.scotts-property.co.uk

LOCATION

The town of Grimsby forms part of the larger Grimsby and Cleethorpes conurbation with a population of approximately 88,250. The town is situated approximately 27 miles east of Scunthorpe and 32 miles south-east of Kingston-Upon-Hull.

The property is located on the southern side of Pasture Street within close proximity to Grimsby town centre while the A16/A1136 junction is 200m to the north. The property also benefits from good levels of footfall.

DESCRIPTION

The property comprises two separate retail/office units to the ground floor with associated storage, kitchens and WCs to the rear. The units offer flexibility as a new tenant has the option of occupying either both units or No.26/No.28 separately.

Neighbouring retailers are mainly local in nature while M&S, Cooplunds and Poundland as well as other national retailers are located within the town centre, 200m to the west.

ACCOMMODATION

No.26 Pasture Street			No.28 Pasture Street		
Ground Retail/office	30.2 sq m	(325 sq ft)	Ground Retail/office	47.4 sq m	(513 sq ft)
Ground Ancillary	10.4 sq m	(112 sq ft)	Ground Ancillary	6.7 sq m	(72 sq ft)

DISPOSAL/LEASE TERMS

The premises combined are offered To Let at a guide rent of £7,350 per annum (plus VAT where applicable).

No.26 is offered To Let at a guide rent of £3,000 per annum.

No.28 is offered To Let at rent of £4,350 per annum (plus VAT).

Any new lease will be for minimum term of years to be agreed on a full repairing and insuring basis.

RATEABLE VALUE

The new occupier will be responsible for the payment of Business Rates at the property. No.26 is listed within the Rating List as 'Shop & Premises' with a Rateable Value of £3,000 while No.28 is listed within the Rating List as 'Shop & Premises' with a Rateable Value of £4,350 (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.

ENERGY PERFORMANCE RATING No.26 C (75) No.28 D (79)

LEGAL COSTS

The ingoing tenant will be responsible for all reasonable legal costs incurred together with any Stamp Duty Land Tax that may be payable.

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

Offices: Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimsby** 12 Town Hall Street, DN31 1HN **CS.6964**

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