

8 Wingate Parade,
Grimsby, DN37 9DN

TO LET

Retail premises within an
established parade

Approximately 96.9 sq m
(1,024 sq ft) overall

Open plan retail area with
ancillary accommodation and
stores to the rear

First floor offices

Public car parking nearby

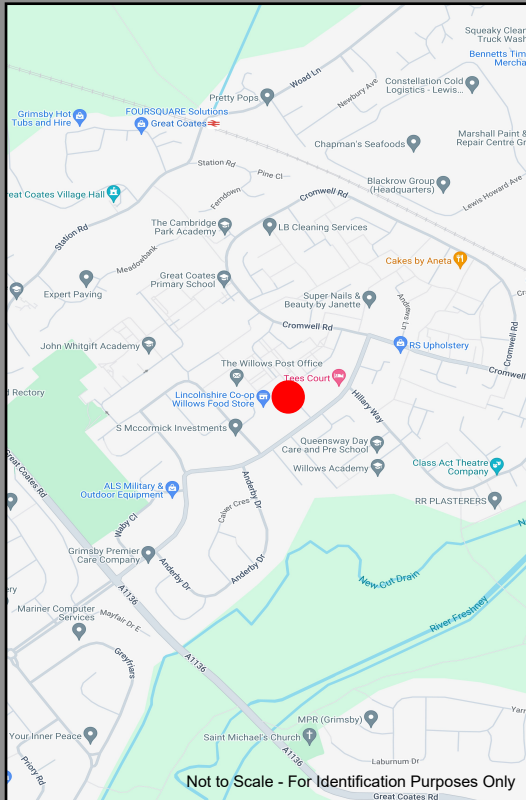
Guide Rent £5,500 p.a

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 property is situated within the densely populated Willows Estate, located approximately 2 miles to the west of Grimsby town centre. The premises form part of the Wingate Parade which is a pedestrianised precinct directly within the heart of the Estate.

DESCRIPTION

The property comprises a two-storey retail unit which included a predominantly open-plan retailing area to the front with store rooms and staff ancillary facilities to the rear and two first floor offices. In addition, there is public car parking to the rear of the property.

Neighbouring occupiers include Co-Op Food Store and Post Office, The Willows Community Church, The Valiant public house and a variety of other local retailers, takeaway restaurants and residential premises.

ACCOMMODATION

Ground Retail	67.5 sq m	726 sq ft
Ground Ancillary	6.5 sq m	69 sq ft
First Offices	22.9 sq m	247 sq ft

DISPOSAL/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/guide price 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 'Betting Shop & Premises' with a Rateable Value of £5,800 (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: TBC

FURTHER INFORMATION AND TO VIEW

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