

3 Wingate Parade,
Grimsby, DN37 9DR

TO LET

Retail premises within an
established parade

Approximately 69.7 sq m
(750 sq ft) overall

Currently utilised as a
sandwich shop

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

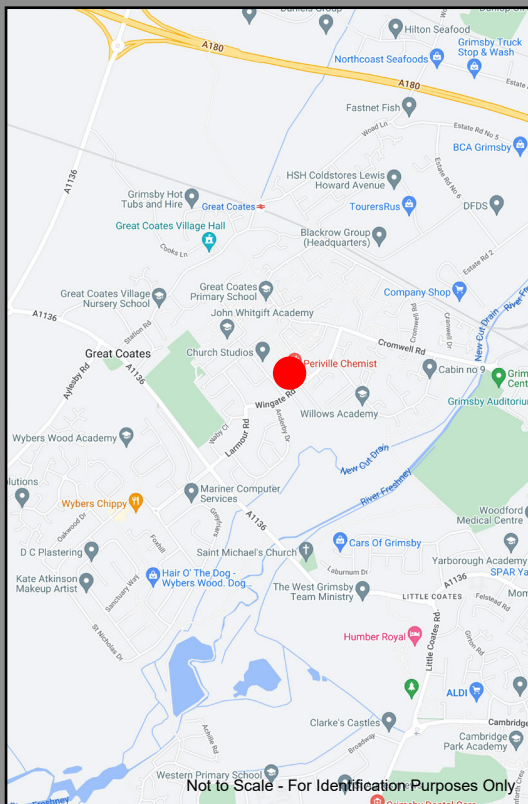
Guide Rent £5,850 p.a.

Scotts
01472 267000



3 Wingate Parade,
Grimsby, DN37 9DR

TO LET



Scotts
01472 267000
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 ground floor retail unit which includes a predominantly open-plan retailing area to the front with store rooms and staff ancillary facilities to the rear. In addition, there is public car parking to the rear of the property.

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

ACCOMMODATION

In more detail the accommodation comprises:-

Floor	Use	Area (sq m)	Area (sq ft)
Ground	Retail	40.0	430
Ground	Ancillary	29.7	320

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 of £5,850 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 'Shop & Premises' with a Rateable Value of £4,650 (Source VOA website), although the premises will require reassessment should a change of use take place. A 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: 'C'

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.6974**

Disclaimer: Scotts, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of Scotts has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.