

2 St Martin's Place, Keelby,  
Grimsby, DN41 8EA

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# TO LET

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Open plan retail property

Approximately 466.1 sq m  
(5,015 sq ft) overall

Comprising ground floor retail  
unit with stores, office and  
ancillary facilities

Car parking to the rear

Nearby occupiers include  
Skizzers and Keelby Village  
Stores

Guide Rent £29,000 p.a

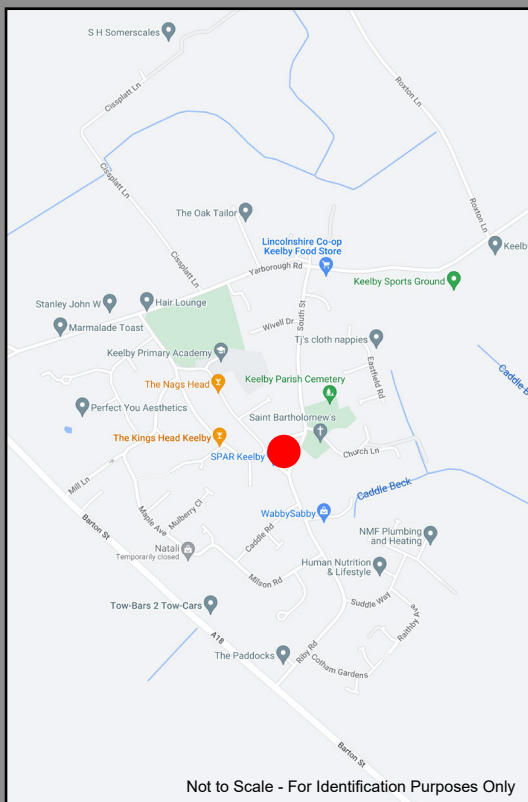


**Scotts**  
01472 267000



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www.scotts-property.co.uk

## LOCATION

Keelby is a village within the county of Lincolnshire with a population of approximately 2,000 (census 2011). The village is located approximately 4 miles south of Immingham and 10 miles west of Grimsby.

The village is accessed via the A18, which provides access to the A180/M180 at Barnetby Top approximately 8 miles away and the A46 which links Grimsby with Lincoln.

## DESCRIPTION

The property comprises an open plan retail area with store rooms, office, cold storage and WCs to the ground floor with additional storage and WCs to the first floor.

To the rear, the property benefits from a car parking area which can accommodate 6 -10 vehicles depending on configuration.

Nearby occupiers are mainly residential in nature although Skizzers and Keelby Village Stores are in close proximity.

## ACCOMMODATION

Ground Floor Retail	172.9 sq m	(1,860 sq ft)
Ground Floor Storage	236.5 sq m	(2,544 sq ft)
First Floor Storage	56.7 sq m	(610 sq ft)

## DISPOSAL/LEASE TERMS

The premises are offered To Let up to and including 23 July 2034 on a full repairing and insuring basis at a rent of £29,000 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 £29,750 (Source VOA website), although the premises will require reassessment should a change of use take place.

## 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

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