

15 Hainton Avenue,  
Grimsby, DN32 9AS

# TO LET

Retail property within  
popular location

Retail accommodation  
extending to approximately  
175.5 sq m (1,889 sq ft)

Ground floor unit comprising  
retail area, three stores / offices  
/ workshops and ancillary  
accommodation

Car parking at rear

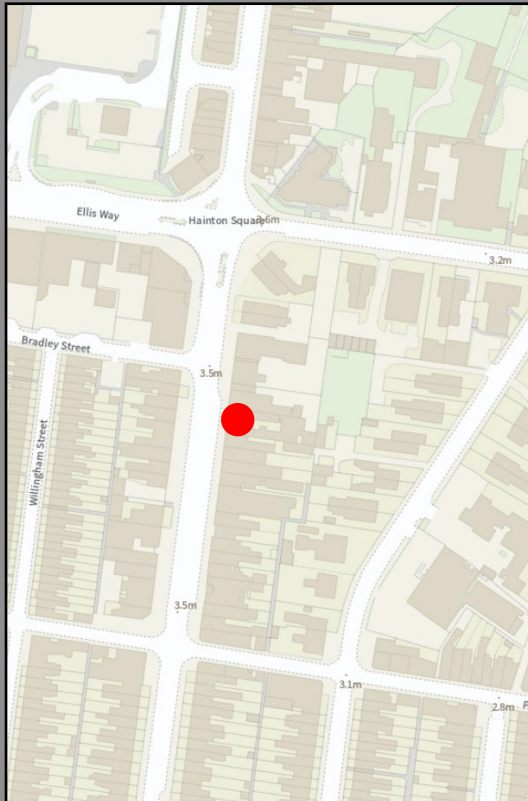
Guide Rent £10,400 p.a.

**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 situated on the eastern side of Hainton Avenue which is located approximately 1/4 mile to the east of Grimsby town centre. The A180 is located nearby and accessed from Hainton Avenue via Freeman Street.

## DESCRIPTION

The property provides extensive retail/office/workshop accommodation. Comprising a ground floor retail area, 3 store / offices / workshop areas, WC and kitchen area. To the rear, the property benefits from a large parking area suitable for 8-10 vehicles accessed via Hainton Avenue. Nearby occupiers include Cash Converters and Bell Insurance while a number of local retailers including takeaways and convenience stores are also in the area.

## ACCOMMODATION

### Ground Floor

Retail	61.6 sq m	(663 sq ft)
Ancillary	113.9 sq m	(1,226 sq ft)

## 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 £7,700 (Source VOA website). The new occupier may be eligible for Small Business Rates Relief but should make contact with North East Lincolnshire Council for confirmation.

## DISPOSAL / LEASE TERMS

The premises are offered To Let at a guide price of £10,400 p.a.

**ENERGY PERFORMANCE RATING:** Awaiting Confirmation

## LEGAL COSTS

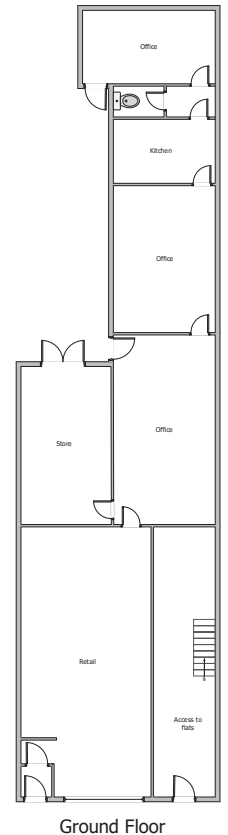
The ingoing tenant will be responsible for all reasonable legal costs incurred together with any Stamp Duty Land Tax that may be payable.

## FURTHER INFORMATION AND TO VIEW

Contact Lawrence Brown [lawrence@scotts-property.co.uk](mailto:lawrence@scotts-property.co.uk) 07710 312712 or Kerry Burnett-Cox [kerry@scotts-property.co.uk](mailto:kerry@scotts-property.co.uk) 07749 725316

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Not to Scale - For Identification Purposes Only