



## 21 SOUTH ST. MARYS GATE GRIMSBY, DN31 1JE

### ALL ENQUIRIES

- Highly visual corner retail/office premises
- Security shutters, air conditioning to part, gas central heating
- Approx. 210sq.m./2261sq.ft. GIA over 2 floors
- Superb retail/return frontage
- Flexible premises
- Feature sale staircase and first floor sales area

**PRICE: £199,950**

This highly visual, long-established retail/office property is found on the corner with Garden Street, and is thereby found amongst a cross-section of established retailers, office and business occupiers within a short distance of Freshney Place Shopping Centre, Abbeygate Shopping Centre and the railway station with substantial car parking close by.

**ACCOMMODATION**

**GROUND FLOOR**

**SALES AREA/RECEPTION**

Approx. 135sq.m./1450sq.ft. on a gross internal floor area basis, including a feature staircase to the first floor and an additional side staircase, with a main frontage of some 11m/36ft plus a deep return frontage of some 12m/39ft. The property is served by double entrance doors to the frontage, substantial window display to two elevations, a feature sales staircase, plaster emulsion and part suspended ceilings, with air conditioning and is currently partitioned to create ancillary space to the rear.



**PRIVATE OFFICE**

Approx. 2.8m x 2.05m, 5.74sq.m./62sq.ft.



**KITCHENETTE**

Approx. 1.9m x 1.6m

**WC OFF**

**TOILET**

With wc.

**FIRST FLOOR**

On a gross internal floor area basis, the first floor comprises approx. 75sq.m./807sq.ft. and is arranged as follows:-

**RETAIL OFFICE**

Approx. 31.5m2/339ft2 GIA, and net of the staircase is approx. 23sq.m./249sq.ft. with windows to two elevations and double doors to:-

**MEETING ROOM**

Approx. 24sq.m./258sq.ft. with windows to the front elevation and half glazed double doors and uPVC side screens to:-

**ARCHIVE/STORE**

Approx. 18sq.m./193sq.ft. with additional access via a staircase from the ground floor.

**BUSINESS RATES**

Enquiry of the VOA website indicates:-

Description - Shop and premises

Rateable Value - £22,750

Rating Authority - East Lindsey District Council on 01507 601111.

**SERVICES**

Mains services are understood to be available. The agents have not inspected or tested any of the services or service installations and tenants should make their own enquiries.

**TENURE**

The premises are freehold.

**SALE/LEASE**

The property is available For Sale at an asking price of £199,950. The vendor would consider a lease on the property at £19,500 per annum on a minimum of a 3 year lease. on full repairing and insuring terms.

**VAT**

All figures are net of VAT, unless otherwise stated.

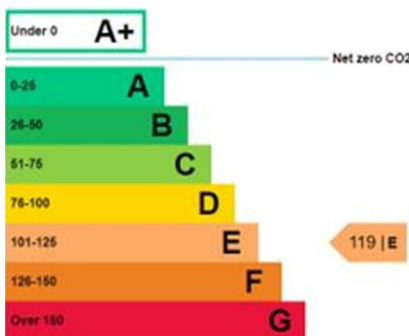
**ESTATE AGENT'S NOTE**

Please note that a Director of TES Property is a connected party to this sale under the terms of Section 21 of the 1979 Estate Agents Act.

**VIEWING**

Strictly by appointment with the sole agents, TES Property on 01507 601633.

**ENERGY PERFORMANCE RATING**



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.