

18-20 PASTURE STREET GRIMSBY DN31 1QD



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SKEGNESS
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www.tes-property.co.uk

Registered in England 03710262

TO LET/FOR SALE

- Prominent 2 storey retail/office/training space
- Approx. 1200 ft²/112 m² (GIA)
- Ground floor sales reception and private office approx. 547 ft²/50.83 m²
- First floor approx. 645 ft²/60 m² in 3 rooms
- Kitchenette/WCs on each floor
- Potential separate space
- Freehold available
- EPC Rating D

**Rental, proposals required on £8,000 p.a,
incentives available.
Freehold £80,000.**

LOCATION

The subject property is prominently located at the corner of Pasture Street with East Street, on a routeway, opposite the Combined Court Centre, close to the town centre, and most facilities and amenities with on-street parking close by. The property is found in high footfall area as Pasture Street is a pedestrian route way into the town centre and a vehicular access eastwards.

ACCOMMODATION

The property is arranged on 2 floors and comprises of approx. 1200 ft²/112 m² on a gross internal floor area basis (GIA) and is laid out as follows:-

GROUND FLOOR

SALES SHOP/RECEPTION

Approx. 463 ft²/43 m², of irregular shape, with a prominent sloping frontage of approx. 9.3m including a recessed entrance door, PVCu double glazed windows, suspended ceiling and 3 radiators.

PRIVATE OFFICE OFF

Approx. 2.7m x 2.9m with plaster and emulsion finishes and a radiator.

ANCILLARIES

KITCHENETTE

Approx. 2.0m x 2.42m with sink unit, base cupboards and radiator.

LOBBY TO:-

WC off

With low flush WC and hand basin.

REAR LOBBY OFF

With separate back door from East Street and access to main sales area and:-

FIRST FLOOR

GENERAL OFFICE

Approx. 465 ft²/43.2 m², being irregular in shape, with PVCu double glazing, sloping frontage, plaster and emulsion finishes, 3 radiators and sky-lights, this flexible work space could be divided if required, by agreement.

OFFICE 1

Approx. 85 ft²/7.9 m² with PVCu double glazed window, radiator and plaster and emulsion finishes.

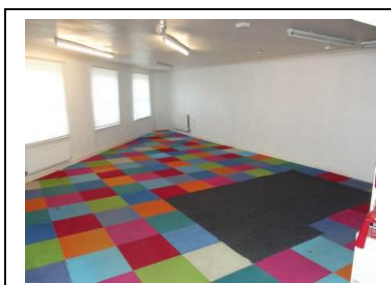
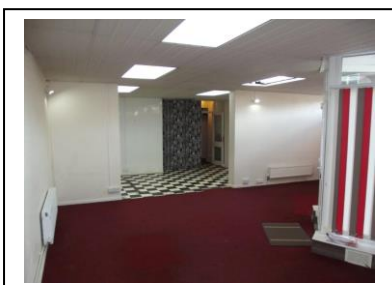
OFFICE 2

Approx. 94.5 ft²/8.78 m² with plaster and emulsion finishes and sky-light.

ANCILLARIES

KITCHENETTE OFF

Approx. 1.97m x 2.06m with plaster and emulsion finishes, stainless steel sink unit, base unit, PVCu double glazed window, electric water heater and WC off with extractor fan.



SERVICES

All main services connected or available. Gas fired central heating is provided by way of a combination gas fired boiler on the ground floor. None of the services have been tested.

RATEABLE VALUE

Enquiries of the Valuation Office Agency web-site, we understand the above is assessed as follows:-

Description: Shop & Premises

RV: £4,900

Further enquiries should be made of the Rating Authority on 01472 313131.

GENERAL REMARKS

These prominent premises are found at the corner of East Street with Pasture Street, opposite to the Combined Court, Town Hall and Municipal Offices, amongst a wide variety of occupiers, including offices, retail, a newly completed residential scheme at the Cooperage and the town centre with short-term on-street parking at hand.

The premises have in the past, we understand, been occupied by two different tenants, although they are now offered as a single building.

LEASE

The premises are available on a new full repairing and insuring lease for a term of 3 years minimum, or a longer term by negotiation. The ingoing party will be responsible for the landlord's reasonable legal costs, at a rental of £8,000 p.a. exclusive of outgoings, with incentives by negotiation.

FREEHOLD

£80,000

VAT

Please note that the rent is currently net of VAT and confirmation will be sought as to whether any election to charge VAT has been made.

VIEWING

Strictly by appointment with the agent's Grimsby office on tel: 01472 362020.

Energy Performance Certificate

Non-Domestic Building



Kensway Classic Blinds Ltd
18-20 Pasture Street
GRIMSBY
DN31 1QD

Certificate Reference Number:
0690-0836-2499-4801-0006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ 96

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	160
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	79.66
Primary energy use (kWh/m ² per year):	Not available

Benchmarks

Buildings similar to this one could have ratings as follows:

25 If newly built

73 If typical of the existing stock

INFORMATION & SERVICES

- MEASUREMENTS** Measurements are approximate with the metric conversion shown in brackets, taken wall to wall unless otherwise indicated.
- THINKING SELLING?** **OF** If you wish to sell your home, let us know as soon as possible. We may already have a buyer waiting. Simply ask for a Free Marketing Appraisal and our dedicated property sales team will do the rest.
- MORTGAGES FINANCE** **&** If you require independent mortgage advice, please contact our independent mortgage adviser who can provide a free, no obligation, consultation on mortgages and insurances related to your life and home. If you have already received advice on these matters you can still ask for a free health check to ensure you have the best deal as our mortgage advice is totally independent. Call to book an appointment.
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- ARCHITECTURAL PLANNING** If you are extending for building, we can arrange for a full design and supervision service from an extension to a complete new home build and we provide the architects and surveyors certificates on completion.
- INTERNET** All our properties are advertised on our website at www.tes-property.co.uk and www.rightmove.co.uk. We can also be contacted by e-mail, see our website. But for a more personal service, please call in or telephone our sales office.
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