



## 15 ABBEYGATE GRIMSBY, DN31 1JY

### TO LET

- Niche Abbeygate Shopping Centre unit
- Town centre location with strong footfall
- Close to Freshney Place Shopping Centre
- Currently used as restaurant with seating for 24–30 covers
- Ground-floor bar and seating area plus first floor kitchen & storage
- Close to public car parks
- Fixtures and fittings available by negotiation
- EPC Rating: B

**RENT: £800 Per Calendar Month including Service Charge**

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## LOCATION

Grimsby is a major port town in North East Lincolnshire. Within the town centre there are a wide variety of amenities including shopping, recreational, and leisure amenities at nearby Cleethorpes. It is also benefiting from a major regeneration led by North East Lincolnshire Council, including the ongoing redevelopment of Freshney Place aimed at enhancing the retail and leisure offer, increasing footfall and supporting the local economy.

Located in the established Abbeygate Shopping Centre, forming part of the town centre shopping scene with established footfall, outside seating space and parking close to a mixed business/retail area, including Wetherspoons, Yarborough Hotel and several other eateries close by, the property is found on one of several pedestrian routeways to the town centre, close to public car parks and is thereby close to most facilities and amenities. The unit enjoys good frontage and visibility on Abbeygate's main walkway, making it well placed for a variety of uses, including restaurant or retail use.

## ACCOMMODATION

### GROUND FLOOR

#### MAIN RESTAURANT SEATING AREA

6.47m max x 4.79m max

With fully fitted bar area and seating for between 24-30 covers.

Staircase to First Floor.



#### FIRST FLOOR LANDING

2.99m x 1.90m

#### LOBBY/STORAGE

2.69m x 1.77m

#### TOILET

With w.c and wash hand basin.

## OFFICE/STORAGE

2.39m x 4.92m

## KITCHEN

2.87m x 3.82m

Fully fitted catering kitchen.



## 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.

## LEASE

The premises are available by way of a new lease. The Landlord covers the maintenance of common parts and the structure by way of a service charge.

## SERVICE CHARGE

A service charge applies for the premises and will be confirmed during negotiations with the Landlord.

## AGENT'S NOTE

All fixtures and fittings are available via separate negotiation.

## RATEABLE VALUE

Enquiry of the VOA website indicates:-

Description - Shop and premises

Rateable Value - £8,300

Rating Authority - North East Lincolnshire Council.

## VAT

Please note, all prices quoted may be subject to VAT unless stated otherwise.

## VIEWING

Strictly by appointment with the sole agents, TES Property.

## ENERGY PERFORMANCE RATING

B37

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