

13 ABBEYGATE GRIMSBY, DN31 1JY

TO LET

- Popular niche retail centre
- Approx. 70 sqm / 753 sqft GIA
- Town centre location with strong footfall
- Close to Freshney Place Shopping Centre
- Close to public car parks
- Suitable for a variety of uses (STC)
- Available on a new lease to be negotiated
- EPC Rating: C

RENT: £9,600 Per Annum including Service Charge

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.

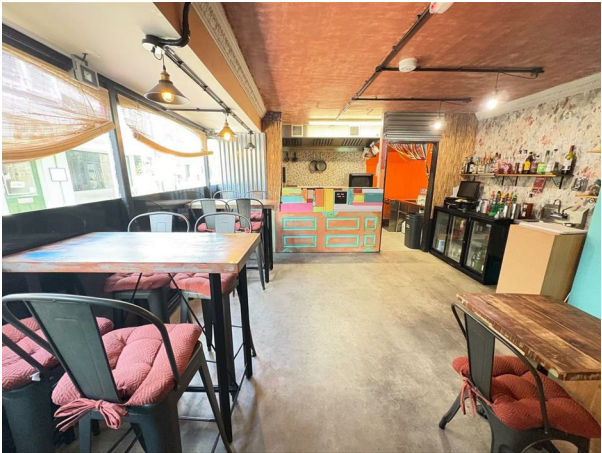
Located in the established Abbeygate Shopping Centre, forming part of the town centre shopping scene with established footfall, outside seating space and parking close to a mixed business/retail area, including Wetherspoons, Yarborough Hotel and several other eateries close by, the property is found on one of several pedestrian routeways to the town centre, close to public car parks and is thereby close to most facilities and amenities.

ACCOMMODATION

GROUND FLOOR

RESTAURANT

4.76m x 4.50m



KITCHEN

4.49m x 2.126m



FIRST FLOOR

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.

SECONDARY RESTAURANT AREA

3.70m x 6.10m

With windows to frontage.

LOBBY

1.77m x 1.77m

With 2x WC off including wash hand basins and wc's.

SERVICES

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

RATEABLE VALUE

Enquiry of the VOA website indicates:-

Description - Restaurant premises

Rateable Value - £7,700

Rating Authority - North East Lincolnshire Council.

LEGAL COSTS

The ingoing tenant will be responsible for the landlord's reasonable legal costs.

REFERENCES

The usual bank, landlord and two trade references will be required.

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

