

63 KENT STREET
GRIMSBY
DN32 7DH



TO LET

- Refurbished lock-up retail unit
- Approx. 44.09m²/474ft²
- Electric shutter, 3 phase electricity
- New lease available
- EPC rating: C

RENT: £4,800 per annum exclusive of outgoings

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Estate Agents
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GRIMSBY

21 St Mary's Gate DN31 1JE
T 01472 362020 F 362040

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12 Newland LN1 1XD
T 01522 511665 F 511830

LOUTH

6 Cornmarket LN11 9PY
T 01507 601633 F 603917

Also

1 Queen Street LN11 9AU
T 01507 602264 F 600036

MABLETHORPE

16b Victoria Road LN12 2AQ
T 01507 473476 F 479852

SKEGNESS

32 Roman Bank PE25 2SL
T 01754 766061 F 610382

SPILSBY

34 High Street PE23 5JH
T 01790 752151 F 754537

SUTTON ON SEA

2 Evergreen Walk
High Street LN12 2SW
T 01507 441166 F 443481

WOODHALL SPA

10 The Broadway LN10 6ST
T 01526 354111 F 354222

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Registered in England 03710262

INTRODUCTION

This property is found close to a prominent corner position with Freeman Street, opposite to the new YMCA building, which is rapidly reaching completion stage in an established retail area with on-street parking opposite and close by. The property is close to the long-established and refurbished covered market and a number of national multiples trading in Freeman Street, in addition to a wide cross-section of retailers.

ACCOMMODATION

Retail unit approx. 44.09m²/474ft² with a frontage of some 6.3m/20.7ft with a modern aluminium shop front, off set door, ceramic tile floor, plaster emulsion walls and ceiling with recess lighting.

ANCILLARIES

Kitchenette approx. 1.7m x 1.65m with modern base units, worktop, sink and water heater to be installed.

W.C approx. 1.5m x 2.3m with handbasin and W.C.

SERVICES

Mains electricity connected with a 3 phase meter, drainage and water connected.

RATEABLE VALUE

From enquiries from the Valuation Office Agency website, we understand the property is currently assessed in accordance with the 2017 revaluation as follows:-

Description:- Retail Premises

RV: £1,325

All enquirers should make their own investigations.

TENURE

The premises are available on a new lease for a minimum term of 3 years on repairing and insuring terms.

GENERAL REMARKS

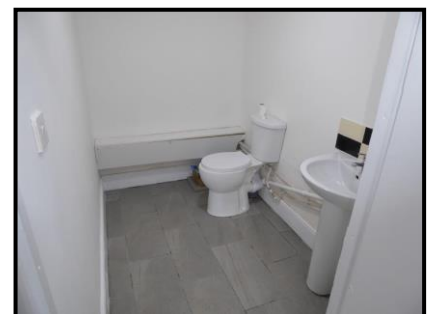
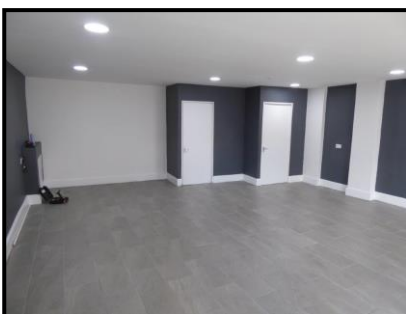
The premises offer modern retail space which may be suitable for take-away use, subject to appropriate consents and approvals, we understand that 3 phase electricity is available, the premises have been fully refurbished in the past and are available. The incoming party will be expected to be responsible for the landlord's reasonable legal fees. The shop was originally part of the corner shop and has now been divided as number 63 Kent Street and documentation is being updated.

VAT

We are advised that VAT is not payable on the rent.

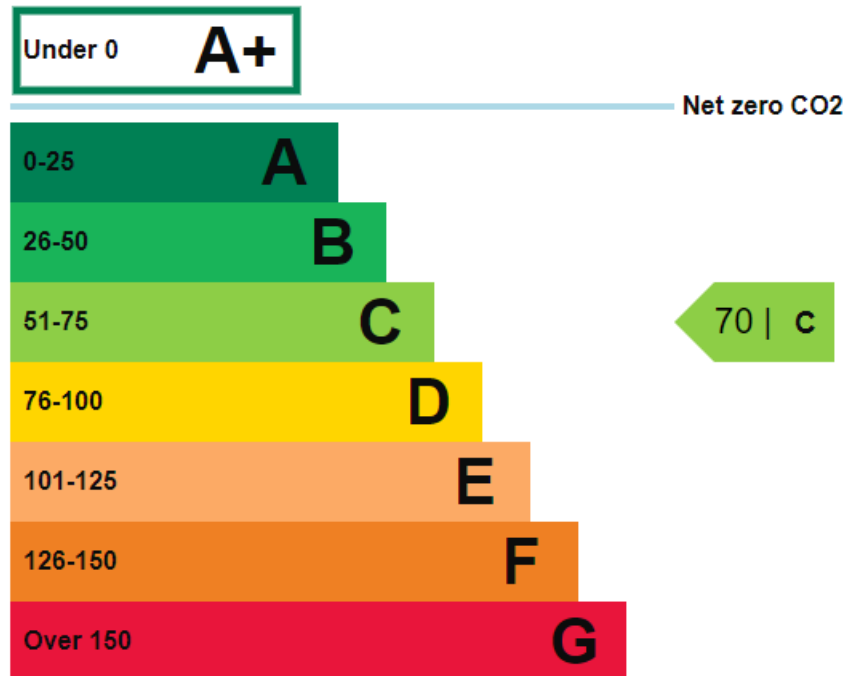
VIEWING

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



Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

INFORMATION & SERVICES

- MEASUREMENTS** Measurements are approximate with the metric conversion shown in brackets, taken wall to wall unless otherwise indicated.
- THINKING OF SELLING?** 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.
- SURVEYS** We provide an efficient and comprehensive service that doesn't cost the earth but could save you a fortune. Please ask for further details. Our surveyors carry out thousands of surveys and valuations throughout Lincolnshire every year and have experience of the market and property which is second to none.
- MANAGEMENT & LETTING** We have a wide variety of properties to let on our books, from small flats to large houses. If you have a property that you would like us to rent out, register it with us for hassle free renting, at terms which you will find hard to beat.
- COMMERCIAL** We deal with all aspects of commercial property from sales and lettings, schedules of condition, dilapidations and rent reviews. Our dedicated commercial team provide a first class service covering the whole county.
- 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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