

21 Wellowgate  
Grimsby, DN32 0RA

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# TO LET

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Flexible ground floor  
retail premises

Extending to approximately  
255.3 sq m (2,748 sq ft) overall

Forming part of a popular  
edge-of-town retailing location

Car parking to the rear

**Guide Rent £25,000 p.a**



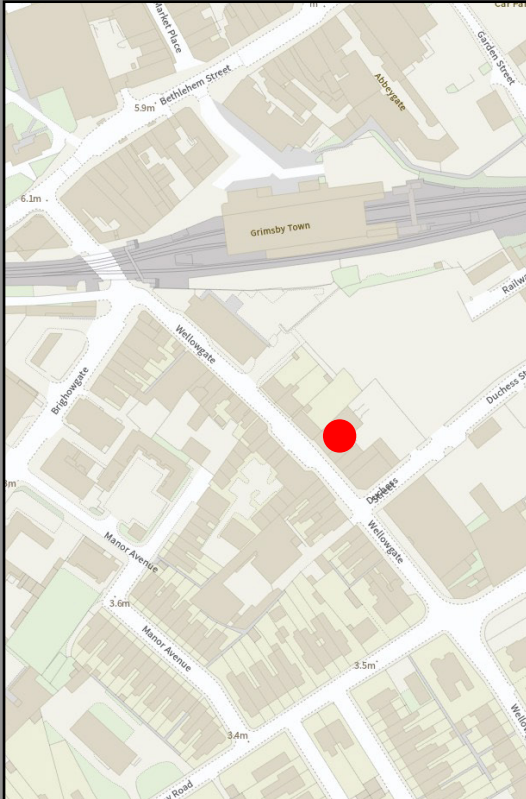
**Scotts**  
01472 267000





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www.scotts-property.co.uk

## LOCATION/DESCRIPTION`

The town of Grimsby forms part of the larger Grimsby and Cleethorpes conurbation with a population of approximately 88,250. The property is positioned on the northern side of Wellowgate, forming part of an established retailing location approximately 0.5 miles to the south-west of Grimsby town centre.

The property comprises part of the ground floor of a mixed-use retail/residential development. Internally, it has the potential to provide entirely open-plan accommodation, but is currently split to provide reception area, offices with ancillary stores, kitchen and WC facilities. The property is accessed via Wellowgate with an additional rear entrance from the car park and benefits from full-width display with roller shutters and air conditioning.

Neighbouring occupiers are generally commercial in nature, including Willow Estates, Maxwell's Hair Design and Richard Sutton Design.

## ACCOMMODATION

Retail/Office	247.4 sq m	(2,663 sq ft)
Ancillary	7.9 sq m	(85 sq ft)

## LEASE TERMS

The premises are offered To Let for a minimum term of years to be agreed on an effective full repairing and insuring basis at a guide rent of £25,000 per annum.

## RATEABLE VALUE

The new occupier will be responsible for the payment of Business Rates at the property. The premises are listed within the Rating List as 'Shop & Premises' with a Rateable Value of £21,750 (Source: VOA website).

## LEGAL COSTS

The ingoing Tenant will be responsible for all parties reasonable legal fees incurred, together with any Stamp Duty Land Tax that may be payable.

**ENERGY PERFORMANCE RATING:** To be confirmed

## FURTHER INFORMATION AND TO VIEW

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