

9 West St. Marys Gate,  
Grimsby, DN31 1LB

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# TO LET

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Ground Floor Retail Unit

Sales Area 41.7 sq m  
(449 sq ft)

Office 7.9sq m (85 sq ft)

Town Centre Location

Potential For a Variety Of Uses  
Permitted Use Class E (Retail,  
Financial Services, Café, Etc)

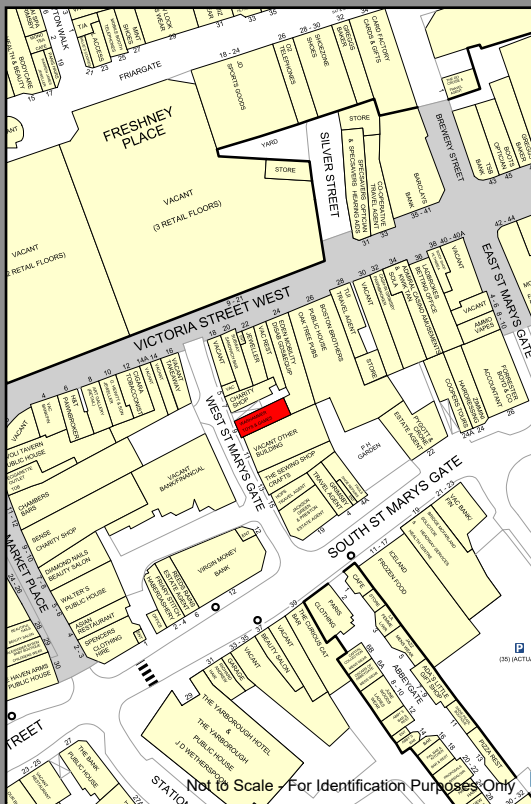
Guide Rent £7,000 p.a

**Scotts**  
01472 267000



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Not to Scale - For Identification Purposes Only

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## LOCATION

Grimsby forms part of the larger Grimsby and Cleethorpes conurbation with a population of approximately 88,250. The main retail area in the town is Freshney Place Shopping Centre which is host to a number of multiple retailers including; Boots, Next, TK Maxx, Costa Coffee etc. Victoria Street also provides part of the main retail provision with occupiers including McDonald's, Marks and Spencer together with numerous financial institutions.

## DESCRIPTION

The property is located on the eastern side of West St. Marys Gate in the heart of Grimsby Town Centre close to Victoria Street. The premises enable an occupier to take advantage of the high level of footfall within the main retailing area.

The premises comprise a mid-terraced retail property with an open plan sales area together with an office, kitchen and WC accommodation.

## ACCOMMODATION

Ground Floor Retail	41.7 sq m	449 sq ft
Office	7.9 sq m	85 sq ft

## DISPOSAL/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 £7,000 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 £8,800 from April 2024 (Source VOA website), although the premises will require reassessment should a change of use take place. The new occupier may be eligible for Small Business Rates Relief but should make contact with North East Lincolnshire Council for confirmation.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred together with any Stamp Duty Land Tax that may be payable.

## ENERGY PERFORMANCE RATING: 'C'

## FURTHER INFORMATION AND TO VIEW

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