

33 Hainton Avenue,
Grimsby DN32 9AS

TO LET

Ground floor retail unit

Accommodation extends to
c.68 sq m (735 sq ft)

Popular commercial area for local
businesses

Situated on a busy road on
the eastern outskirts of the
town centre

Roadside parking available

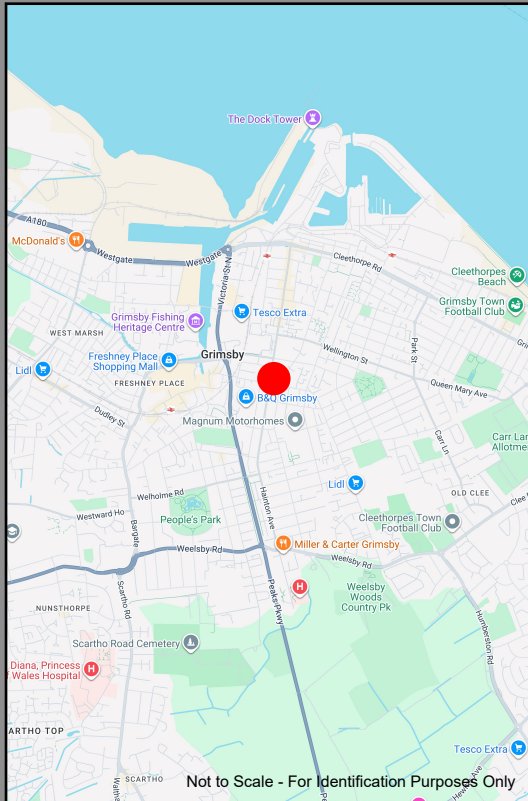
Guide Rent £6,000 p.a.

Scotts
01472 267000



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www.scotts-property.co.uk

LOCATION

The premises are situated on Hainton Avenue, on the eastern outskirts of Grimsby town centre. Hainton Avenue is located within an abundant residential area, and as a result receives high levels of traffic and passing trade. The subject property has frontage to Hainton Avenue and road-side parking is available throughout the area. Located adjacent to this unit is a Cash Converters and neighbouring occupiers also include local businesses such as barbers, as well as larger businesses including convenience stores and dental chains.

DESCRIPTION

The premises comprises a ground floor retail unit previously used as a tattoo studio. The shopfront is aluminium with brick elevations and there is also an external electric roller shutter security door. The unit provides a retail area to the front, with a kitchen area and ancillary space to the rear of the property, as well as a WC. The general finish consists of vinyl floor, painted and plastered walls with a mixture of painted and plastered ceilings, as well as acoustic panelling and inset lights to the rear of the unit.

ACCOMMODATION:

Ground Floor Retail	37.2 sq m	(400 sq ft)
Ground Floor Ancillary	31.1 sq m	(335 sq ft)
Total	68.3 sq m	(735 sq ft)

DISPOSAL TERMS

The premises are offered To Let for a term of years to be agreed, on an effective full repairing and insuring basis, at a guide rent of £6,000 per annum

RATEABLE VALUE

The premises are described as 'Shops and Premises' with a Rateable Value of £3,300 (2026 Rating List)

LEGAL COSTS

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

ENERGY PERFORMANCE RATING: D (78)

FURTHER INFORMATION AND TO VIEW

Contact Jordan Clarke jordan@scotts-property.co.uk 07525 813963 or Lawrence Brown lawrence@scotts-property.co.uk 07710 312712.

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