

7a East St Mary's Gate,
Grimsby DN31 1LH

TO LET

First floor office suite in a
popular location

Comprising open plan offices
with a kitchen and WCs

Approximately 87.1 sq. m
(937 sq. ft) overall

Good levels of footfall

Located close to Freshney
Place shopping centre

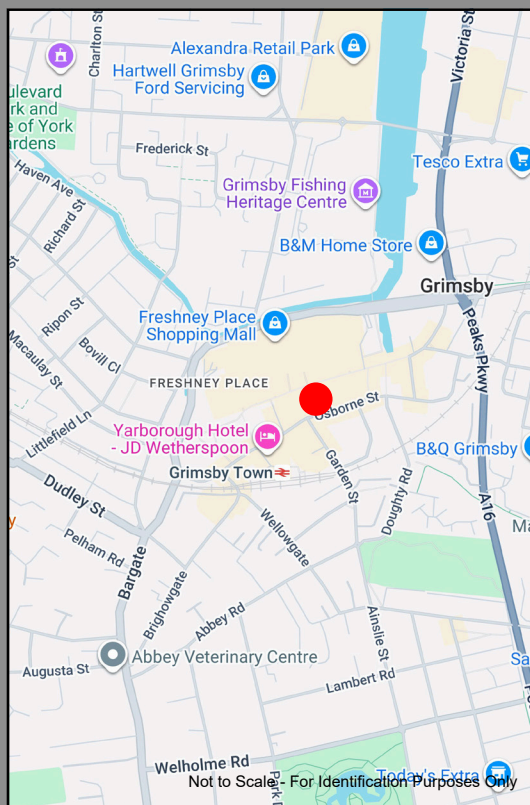
Guide Rent £6,000 p.a

Scotts
01472 267000



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www.scotts-property.co.uk

LOCATION

The town of Grimsby forms part of the larger Grimsby and Cleethorpes conurbation with a population of approximately 88,250. Grimsby has historically been synonymous with the fishing industry, but since its decline, has relied heavily on the port, logistics and petrochemicals sectors. However, in recent years, Grimsby has experienced considerable investment following the large offshore wind farm projects with further investment anticipated.

Within this context the property is situated to the south of the Freshney Place shopping centre, on East St. Marys Gate. Neighbouring occupiers include a McDonalds, Da Vinci's restaurant and Forrester Boyd Chartered Accountants.

DESCRIPTION

The property comprises open plan, first floor offices that could be partitioned into separate rooms if so required. The offices provide carpeted floors, painted and plastered walls and central heating throughout. A kitchen and WCs are also provided. The property benefits from a private entrance on the ground floor.

ACCOMMODATION

Description	Sq. M	(Sq. Ft)
Offices	82.8	(891)
Kitchen	4.30	(46)
Total	87.1	(937)

DISPOSAL/LEASE TERMS

The premises are offered To Let for a minimum term of years to be agreed on a full repairing and insuring basis at a guide rent/guide price of £6,000 per annum. The property will be vacant from October 2026.

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 'Offices & Premises' with a Rateable Value of £4,400 (Source VOA website), although the premises will require reassessment should a change of use take place.

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: D (76)

FURTHER INFORMATION AND TO VIEW

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

Offices: Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimsby** 12 Town Hall Street, DN31 1HN **CS.7186**

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