

SADIE PEARL
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TES
PROPERTY
TO LET
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11 ABBEYGATE GRIMSBY, DN31 1JY

TO LET

- Popular Niche Retail Centre
- High Footfall Position
- Close to Freshney Place Shopping Centre
- Available to rent 1st January 2024
- EPC Rating - D

RENT: £695 Per Calendar Month + Service Charge

LOCATION

Located in the established Abbeygate Shopping Centre, forming part of the town centre shopping scene with established footfall, outside seating space and parking close to a mixed business/retail area, including Wetherspoons, Yarborough Hotel and several other eateries close by, the property is found on one of several pedestrian routeways to the town centre, close to public car parks and is thereby close to most facilities and amenities.

ACCOMMODATION

GROUND FLOOR

RETAIL AREA

8.58m x 3.68m

With marble tile flooring, 2x display windows, electric pull cord heater above door, spotlights to ceiling, understair cupboard, staircase to first floor.



FIRST FLOOR

LANDING

With timber window to front, ample space.

KITCHEN

2.69m x 1.85m

With stainless steel sink and drainer, Sadia hot water heater, base units, timber window to front, loft access.

TOILET

With w.c and wash hand basin, frosted timber window to front.

STORE

1.57m x 1.86m

OFFICE/TREATMENT ROOM

1.76m x 3.69m

OFFICE/TREATMENT ROOM

3.62m x 1.85m

With timber window to front.

SERVICES

Mains services are understood to be available. The agents have not inspected or tested any of the services or service installations and tenants should make their own enquiries.

LEASE

The premises are available by way of a new lease. The Landlord covers the maintenance of common parts and the structure by way of a service charge.

SERVICE CHARGE

A service charge applies for the premises and will be confirmed during negotiations with the Landlord.

RATEABLE VALUE

Enquiry of the VOA website indicates:-

Description - Shop and premises

Rateable Value - £7,100

Rating Authority - East Lindsey District Council.

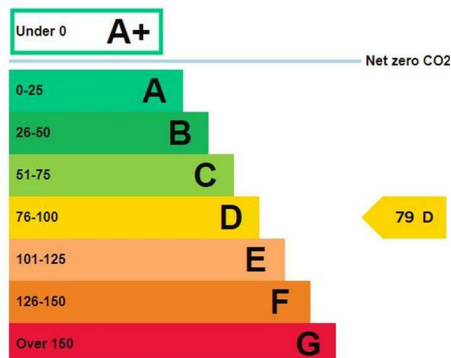
VAT

Please note, all prices quoted may be subject to VAT unless stated otherwise.

VIEWING

Strictly by appointment with the sole agents, TES Property.

ENERGY PERFORMANCE RATING



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.