

TO LET

22A VICTORIA STREET, GRIMSBY, DN31 1DG

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AWARD WINNING INDEPENDENT COFFEE SHOP

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Luxury ground floor retail unit

50.8 sq m (547 sq ft) plus staff room & storage

Security shutter & awning

Close to new cinema, market hall & leisure scheme

New lease: £12,000 per annum exclusive

LOCATION

The available unit is situated within the pedestrianised section of Victoria Street close to the new cinema, leisure and market hall scheme which is being developed by North East Lincolnshire Council and the Freshney Place shopping centre. Other nearby occupiers include Daniella Draper, Hewitts, Cooplands, Subway and Eden Mobility.

Transport infrastructure serving this locality is good with the property being close to all major bus routes, car parking is close by and the railway station is around a five minute walk away.

DESCRIPTION

The unit was fully refurbished to a high standard in 2020 and is suited for retail purposes, but it is envisaged that likely tenants will be fashion orientated, health and beauty related business or coffee shop. Please note that hot food businesses or jewellers will not be considered.

The specification includes painted plaster finishes to the walls, suspended ceiling with concealed lighting, climate control, security alarm and CCTV. There is a linked fire alarm system with the adjoining retail unit and first floor beauty rooms. The unit benefits from a remote operated security shutter and awning. There is a signage zone above the shop front.

To the rear there is a staff room / kitchen area and a large rear storeroom. There is a shared bin storage area to the rear.

ACCOMMODATION

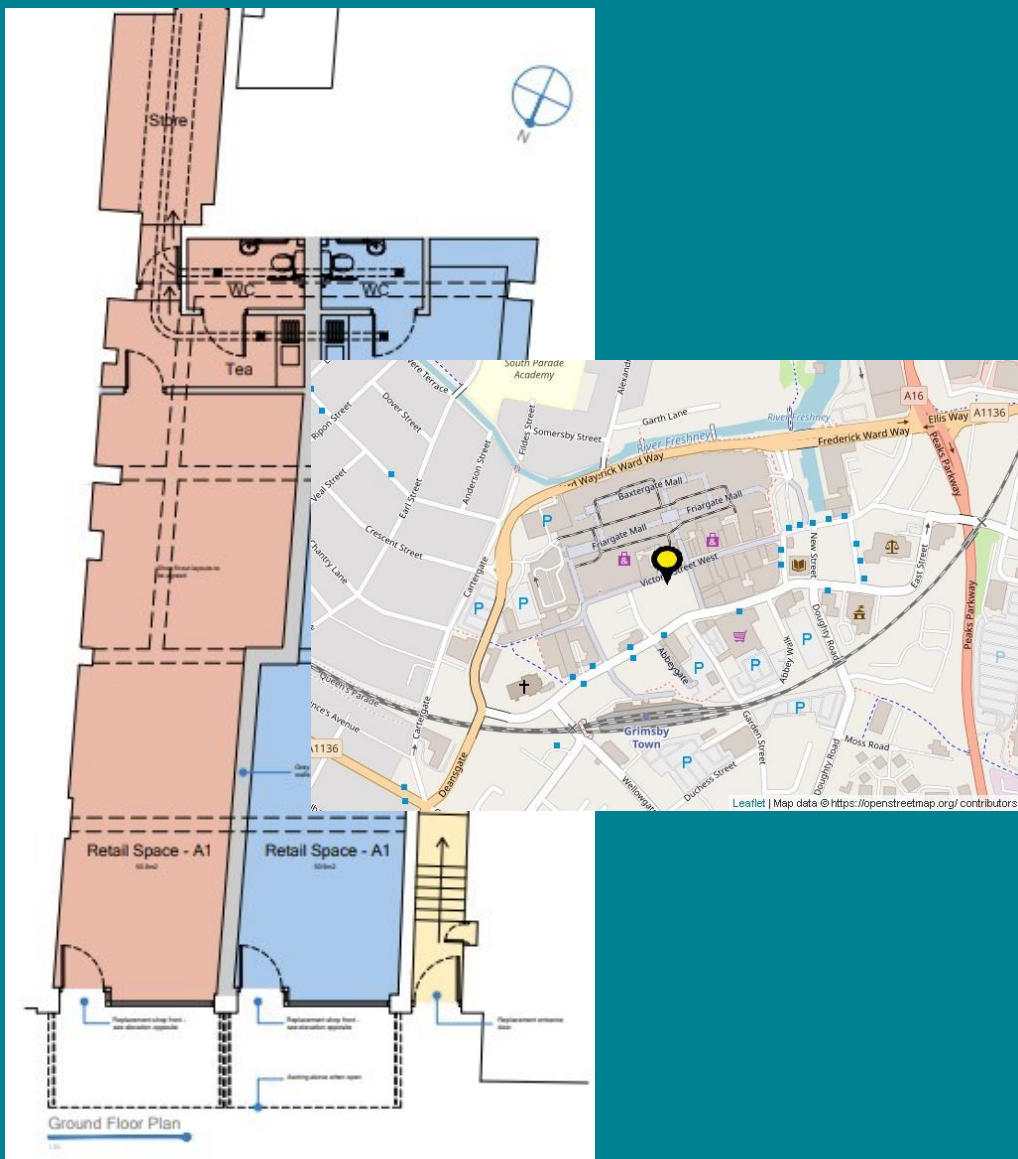
The property has been measured on a net internal basis.

Retail: 50.8 sq m (547 sq ft)

Staff room: : 7.2 sq m (77 sq ft)

Storage: 10.1 sq m (108 sq ft)





TERMS

The unit is available on a new lease for a minimum term of three years at an initial rent of £12,000 pa exclusive. The tenant will be responsible for the repair and decoration of the interior of the unit, shop front, shutter and awning plus a fair proportion of the landlords costs in maintaining the main fabric of the building and buildings insurance.

ADDITIONAL INFORMATION

Local Authority: North East Lincolnshire Council.

Rateable Value: TBC.

EPC: TBC.

Services: Mains water, electricity and drainage are connected to the property. Tenants are advised to check on the suitability of supplies for their proposed use.

VAT: All rents and services charges quoted are exclusive of VAT. VAT is not applicable to this transaction.

Code for Leasing Premises: It is intended that the lease will be prepared in accordance with the Code of Leasing Business Premises. A copy of the code is available on request.

Legal Costs: Each party will be responsible for their own legal costs incurred.

VIEWING AND FURTHER INFORMATION

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