



TO LET

17 WEST ST MARY'S GATE, GRIMSBY, DN31 1LB

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First floor self-contained offices

Mix of open plan work areas and private offices

**Busy location linking Victoria Street and
Freshney Place to Abbeygate**

Good access to public transport and car parking

Available on new lease: £10,000 per annum

LOCATION

The available offices are situated on West St Mary's Gate in the centre of Grimsby. This is an established mixed use commercial area. West St Mary's gate forms a popular link through from Victoria Street / Freshney Place to the specialist shopping centre of Abbeygate. Other nearby occupiers include Virgin Money, estate agents, Bridge McFarland solicitors and a number of food and drink establishments. The ground floor occupiers within this block of property are Hops Travel and The Sewing Shop.

North East Lincolnshire Council have recently purchased the nearby former House of Fraser department store and will be repurposing that building as part of their town centre regeneration schemes.

The offices are well located for access to public transport with there being a number of bus routes using Bethlehem Street and the railway station is close by. There are a number of car parks within a short walk of the property.

DESCRIPTION

The offices comprise a self-contained first floor office suite within a small block of property including two retail units at ground floor. The building is of brick construction under a flat roof. New window frames have recently been installed and the offices have been redecorated.

The offices provide a mix of open plan work areas including meeting space and private offices. There are separate ladies and gents WCs and a staff kitchen. There is surface mounted lighting, gas fired central heating and window blinds are fitted to the front elevation.

ACCOMMODATION

Additional photographs of the property can viewed on our website.

Net internal area 102.4 sq m (1,102 sq ft)





TERMS

The premises are available by way of a new lease on an internal repairing and insuring basis. The tenant will also contribute a fair proportion of the landlords costs in maintaining the main fabric of the building. The tenant also reimburses the landlord a fair proportion of the buildings insurance premium. The rent is £10,000 per annum. The length of lease by negotiation.

ADDITIONAL INFORMATION

Local Authority: North East Lincolnshire Council.

Rateable Value: £7,200 (Office and Premises).

EPC: D(99)

Services: All mains services are connected to the property. Prospective tenants are advised to check the services meet their requirements.

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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