



**Lovelle Bacons**  
Chartered Surveyors

**COMMERCIAL**

# **UNIT 1 & 2 HAVEN MILL, GARTH LANE/FREDERICK WARD WAY, GRIMSBY, DN31 1RS**



# **TO LET**

## **TOWN CENTRE RETAIL PREMISES**

### **LOCATED IN ICONIC BUILDING**

**RETAIL PREMISES ON NEGOTIABLE TERMS OF APPROX 623  
SQ FT (57.9 SQ M)**

## **CHARACTER LISTED BUILDING**



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**Location**

The grade 11 listed building is located on the north side of Freemans Wharf, Grimsby, overlooking the River Freshney.

Located opposite Grimsby's prime shopping complex, Freshney Place, which boasts a wide mix of retailers and restaurants.

It is also a short walking distance from Grimsby railway and bus stations and all the town's amenities within the commercial and business district.

**Description**

The premises comprise:

- Fronting courtyard within iconic building, adjacent to other retailers
- Excellent natural light
- Grade 11 Listed Building
- Opposite Freshney Place Shopping Centre

**Accommodation****Ground Floor**

Retail Unit: Approx 623 sq ft (57.9 sq m)  
WC

**Terms**

The premises are available on a new full repairing and insuring lease with terms by agreement, with a three-year minimum term.

**Rent**

The quoting rent of £4,500 per annum, paid on a monthly basis plus a monthly service charge of £79.42 plus VAT

**EPC**

The building is listed and therefore does not require a Certificate.

**Legal Costs**

The tenant is to be responsible for all landlord's reasonable costs.

**Rateable Value**

We are verbally advised by North East Lincolnshire Council that the Rateable Value is £2,425 under the current assessment. Interested parties are advised to confirm this with the Local Authority. Rateable Values can change and the rates payable can vary due to changes in transitional relief.



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For further information contact:

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## **SUBJECT TO CONTRACT**

Whilst every endeavour has been made to ensure the accuracy of these particulars, no responsibility is accepted for errors of description or measurement and they do not form part of a contract. Purchases are advised to satisfy themselves as to the accuracy of all such statements. Plan/s for identification purposes only. These particulars are given on the express understanding that all negotiations must be carried out through Lovelle Bacons Chartered Surveyors. VAT Applications are advised that VAT may be charged on the transaction at the appropriate rate