



**Lovelle Bacons**  
Chartered Surveyors

**COMMERCIAL**

**139 CORPORATION ROAD,  
GRIMSBY, DN31 1UR**



**TO LET**

**RETAIL/OFFICE PREMISES**

**ON BUSY SHOPPING PARADE**

**WITHIN CLOSE PROXIMITY TO THE TOWN CENTRE,  
AVAILABLE ON NEW LEASE TERMS**

**318 SQ FT (29.6 SQ M)**

**NEGOTIABLE TERMS**



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2nd Floor, Hampton House, Church Lane, Grimsby, North East Lincolnshire, DN31 1JR.

Lovelle Bacons Chartered Surveyors is a trading name of Lovelle Bacons LLP limited liability partnership registered in England and Wales, registered number OC373956. A list of members of the LLP, together with a list of those non-members who are designated as partners, is open to inspection at the registered office: 2nd Floor, Hampton House, Church Lane, Great Grimsby, DN31 1JR. Regulated by RICS.



**Location**

The premises are located in the West Marsh area of Grimsby, within the vicinity of industrial and trade-counter operators. The premises are within close proximity to A180, and Grimsby town centre.

**Description**

Ground floor mid terrace retail premises, set within busy shopping parade on the thoroughfare of Corporation Road Grimsby, available on new lease terms.

- Ground Floor Retail Premises
- On Busy Main Thoroughfare
- Excellent For New Business
- New lease terms

**Accommodation**

The accommodation comprises approximately:

**Ground floor :** 318 sq ft (29.6 sq m)

**Terms**

Available on new lease terms to be agreed.

**Rent**

Available to let at £65.00 per week exclusive of outgoings plus electricity and buildings insurance.

**Note**

The new landlord of this property is a member of Lovelle Bacons.

**Legal Costs**

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

**Rateable Value**

We are verbally advised by East Lindsey Council that the Rateable Value is £2,252 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.

**EPC**

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



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For further information contact:

**Viewing strictly through Lucy Croft on behalf of  
the sole Agent Lovelle Bacons Chartered Surveyors**

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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