



**Lovelle Bacons**  
Chartered Surveyors

**COMMERCIAL**

**THE FORMER GRANARY RESTAURANT HAVEN  
MILL GARTH LANE/FREDERICK WARD WAY  
GRIMSBY DN31 1RS**



**TO LET**

**FORMER RESTAURANT PREMISES**

**TOWN CENTRE FIRST FLOOR RESTAURANT  
PREMISES AVAILABLE ON NEGOTIABLE TERMS  
WITH RENTAL INCENTIVES  
APPROX 4,015 SQ FT (373 SQ M)**

**TOWN CENTRE LOCATION**

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 **www.lb-charteredsurveyors.co.uk**

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

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**Location**

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

It is across the road from 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:

- The former Granary Restaurant, now vacant
- Large rectangular shape with carpet throughout
- Private function room
- Large cover restaurant
- Original beams and pillars
- Excellent natural light
- Ladies and Gents WCs
- Fully fitted stainless steel kitchen facility and appliances

**Accommodation**

The approximate accommodation comprises:  
Own staircase entrance leading to:

**First Floor** 373 sq m (4,015 sq ft)  
(including kitchen and WC area)

**Terms**

The unit is available on a new full repairing and insuring lease with terms by agreement. Tenant's incentives and refurbishment specifications are available, subject to negotiation.

**Rent**

The quoting rent is an initial weekly rent of £150 plus service charge in month one of the agreed lease term with sensible rental offers considered thereafter exclusive plus service charge.

**Legal Costs**

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

**Rateable Value**

To be assessed.

**Services**

We understand utility mains are located within the vicinity. The tenants will be required to test all mains and provide a written report as to how connection will be undertaken prior to signing the lease.

**EPC**

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



To discover why North East Lincolnshire is a great place to live and work, go to [www.discovernel.co.uk](http://www.discovernel.co.uk)

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For further information contact:

**Viewing strictly through Lucy Croft on behalf of  
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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