



**Lovelle Bacons**  
Chartered Surveyors

**COMMERCIAL**

**FORMER NIGHTCLUB, HAVEN MILL, GARTH  
LANE/FREDERICK WARD WAY, GRIMSBY, DN31 1RS**



**TO LET**

**FORMER NIGHTCLUB PREMISES**

**SECOND FLOOR FORMER NIGHTCLUB**

**IN NEED OF REFURBISHMENT, NEGOTIABLE TERMS &  
RENTS OF APPROX 4,634 SQ FT (430.7 SQ M)**

**SET WITHIN ICONIC BUILDING**

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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:

- Vacant nightclub, in need of refurbishment
- Original columns/beams
- Town Centre location
- Incentives available
- Ladies and gents WCs
- Excellent natural light
- Long rectangular bar
- In need of refurbishment

**Accommodation**

The approximate accommodation comprises:

Own entrance leading to:

**Second Floor**                      4,634 sq ft (430.7 sq m)

**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

**Legal Costs**

The tenant is to be responsible for all landlords' 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.



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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