



Lovelle Bacons
Chartered Surveyors

COMMERCIAL

**THE FORMER TAP & SPILE PUB, HAVEN MILL,
GARTH LANE/FREDERICK WARD WAY,
GRIMSBY, DN31 1RS**



TO LET

FORMER PUBLIC BAR PREMISES

THE FORMER TAP & SPILE BAR

**GROUND FLOOR BAR/WINE BAR PREMISES ON NEGOTIABLE
TERMS & RENTS OF APPROX 4,634 SQ FT (430.7 SQ M)**

CHARACTER LISTED BUILDING



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

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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:

- The former Tap & Spile public house, now vacant
- Fully operational bar
- Original beams and pillars
- Excellent natural light
- Ladies and Gents WC's
- Stainless steel kitchen/glass washing area
- Terrace

Accommodation

The approximate accommodation comprises:

Two separate entrance's leading to:

Ground Floor

Bar/trading area/games area: Approx 1541 sq ft

(143.2 sq m)

Barrel/Pump Room: Approx 223 sq ft (20.7 sq m)

WC x 2

Terms

The premises are 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

We are verbally advised by North East Lincolnshire Council that the Rateable Value is £15,100 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.

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.



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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