



CROFTS ESTATE AGENTS

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Wellowgate

Grimsby
DN32 0RA

Annual Rental Of £8,400

Crofts Estate Agents are delighted to bring to the market this stunning commercial unit available to let. Located in central Grimsby within 5 minutes walk to Freshney Place Shopping Center, this property really is in a prime location. The unit has an electric shutter covering the front and offers a spacious main sales area that can be designed to suit your business requirements. a further single room, along with a kitchen area and toilet all to the rear. Please note that the tenant is expected to carry out any shop fitting work, if required for their business. Don't miss out on this property, view now!

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

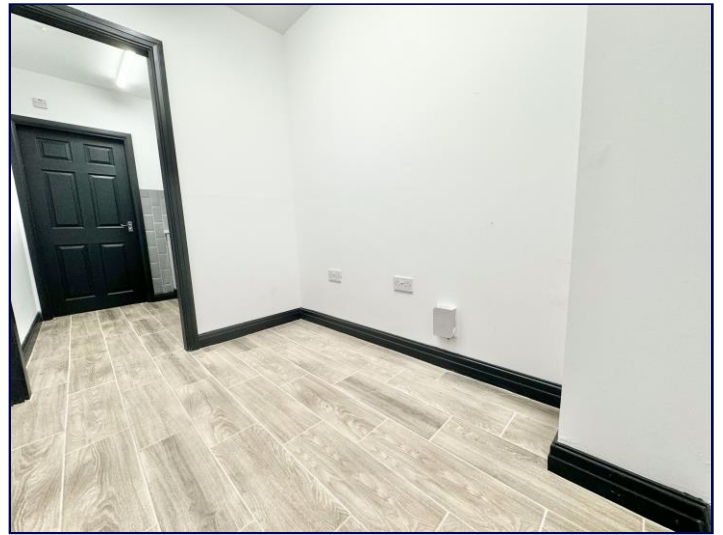
Email: Louth :

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Shop Floor

30' 1" x 20' 3" (9.16m x 6.17m)

The shop floor features a clean, neutral design, ideal for personalisation. Crisp white walls offer a bright, fresh look that enhances the sense of space, while the light wood flooring provides a polished, professional finish. This open-plan layout supports various display and seating configuration adapting seamlessly to business needs. Minimalist fixtures and fittings add to modern aesthetic, while the electric shutter at the entrance provides both convenience and security, making a functional and stylish foundation for any commercial venture.

Kitchen

7' 2" x 5' 10" (2.18m x 1.79m)

The kitchen area is compact yet practical, designed to meet the essential needs. It features a straightforward layout with easy-to-clean surfaces, suitable for staff use or light refreshments. The light tones of the cabinetry and worktop align with the units overall minimalist and modern design, offering a cohesive and professional look.

WC

5' 10" x 4' 11" (1.79m x 1.50m)

The WC features a clean and minimalist design. It includes a modern, wall-mounted toilet and vanity with a mixer sink which complements the space, offering both functionality and style.

Utility Room

8' 2" x 5' 10" (2.48m x 1.79m)

The Utility Room is compact and functional measuring 2.48m by 1.79m. The walls are painted white, which creates an open feel despite the limited space. The bright light gives the room simple and efficient aesthetic suited for commercial use.

Tenure

Believed to be , awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

Band : To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

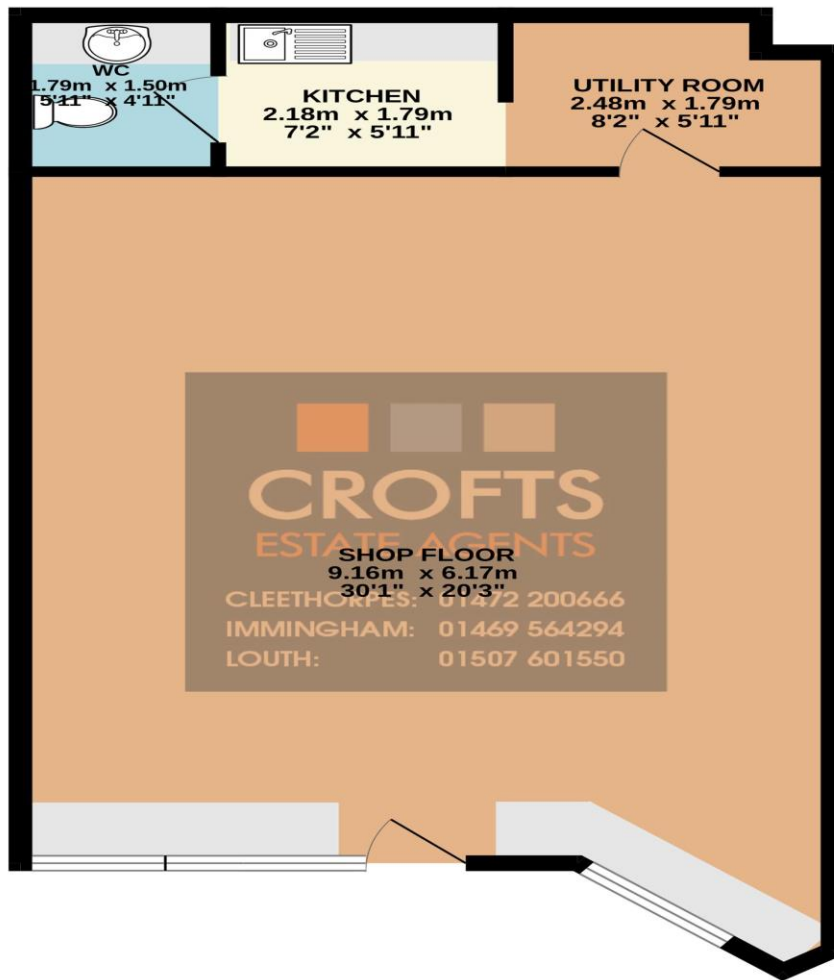
Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
61.1 sq.m. (657 sq.ft.) approx.



TOTAL FLOOR AREA : 61.1 sq.m. (657 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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