

Shop, Hainton Avenue, Grimsby, DN32 9LF

£400 Per Month

Council Tax Band:



TO LET – £400 PCM | Deposit £400

Mayfair Estate Agents are pleased to offer this recently refurbished ground floor commercial unit situated in a prominent position on the busy and well-established Hainton Avenue.

The property forms part of a popular parade comprising a mix of residential and commercial occupiers, benefiting from regular passing traffic and good visibility.

Having recently undergone a scheme of modernisation, the unit provides a clean and flexible layout, making it suitable for a wide range of business uses (subject to landlord and planning consent).

The accommodation briefly comprises:

Spacious main retail / office area to the front

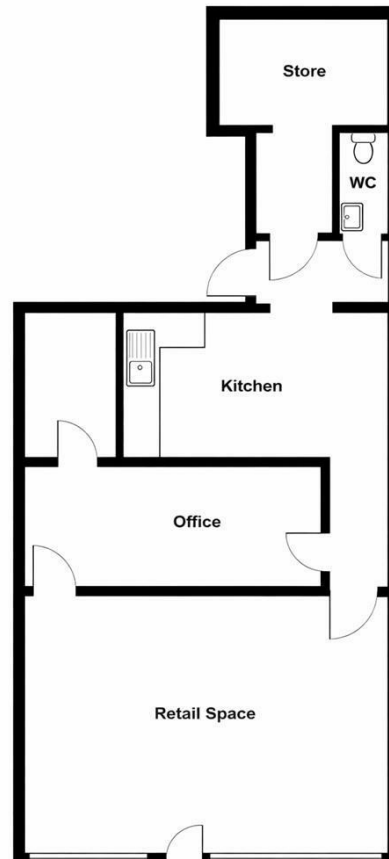
Additional office space behind the main retail area

Kitchen facilities

W.C.

Store room and further rear storage

The layout offers an excellent blank canvas for businesses looking to establish themselves in a well-located commercial area.



Mayfair Estate Agents Powered by Open House



| Energy Efficiency Rating | | Current | Potential |
|--|-------------------------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | EU Directive 2002/91/EC | | |