



CROFTS ESTATE AGENTS

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



Nickerson Way
Holton-Le-Clay
Grimsby
DN36 5LE

Annual Rental Of £8,810

Commercial premises available to let on Nickerson Way, Holton-le-Clay with easy access to Grimsby & Louth via A16. The unit is suitable for a variety of uses, entirely level and accessible for wheelchair users and totals 575sqft. The space comprises of a WC, kitchenette and 473sqft main unit space. The unit is connected with fibre broadband with data included within the rental price. The property can be easily heated or cooled with use of the Mitsubishi air conditioning system using a digital panel. The unit is extremely secure with an intruder alarm fitted along with steel shutters to the rear aspect. Externally, the property is situated within leafy grounds and provides great views out of the rear aspect. It also benefits from two car parking spaces along with visitor parking being available to customers. The unit is available on an FRI lease with a minimum term of 3 years which can be provided by the landlord at a cost of £395+VAT. Alternative arrangements available if necessary.

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Entrance

4' 11" x 4' 1" (1.51m x 1.25m)

Upon entering into the unit you will find yourself in an entrance hall/porch which provides access to the kitchenette, WC and main shop floor. The alarm panel is located within this entrance.

Shop Floor/Office Space

24' 8" x 19' 2" (7.52m x 5.85m)

The main shop floor/office space is very spacious and fitted with electrical outlets and internet points along both sides. The room is entirely accessible without any split level floors. The space is flooded with natural light through the triple window to the rear of the property along with strip lights overhead. The space can be cooled/heated conveniently by operating the Mitsubishi AC system. Access to the patio can be gained through the left hand door which opens out. Externally there is a steel shutter which can be locked for additional security.

Kitchenette

7' 0" x 37' 9" (2.14m x 11.51m)

The kitchenette provides space for storage, and washing hands/pots with the stainless steel sink. The kitchenette benefits from a fridge for storing chilled food.

WC

8' 1" x 4' 11" (2.46m x 1.51m)

The WC is accessible with grab rails, low WC, and basin.

Grounds

The unit is surrounded by well kept green areas - a nice change from a usual concrete outlook in a well situated business park. The unit benefits from two parking spaces, with additional available for consumers.

Tenure

Believed to be Freehold, 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.

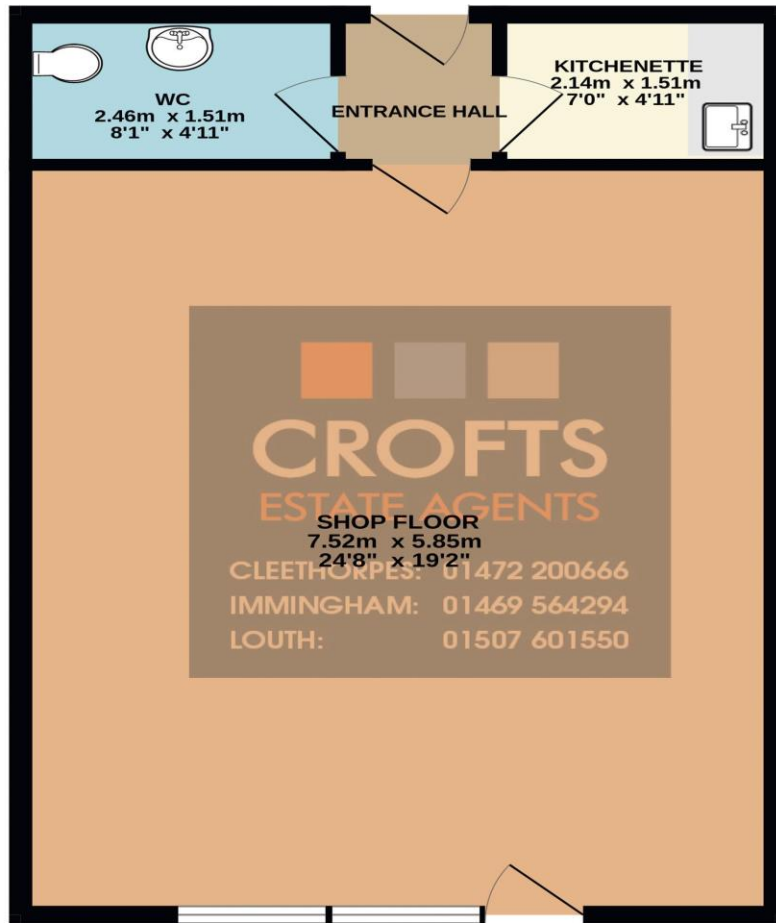
Mortgage and Financial Advice

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
52.8 sq.m. (568 sq.ft.) approx.



TOTAL FLOOR AREA : 52.8 sq.m. (568 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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