

Certified B Corporation

To Let

Showroom / Leisure

4,586 sq ft

459 Grimsby Road
Cleethorpes
DN35 8AJ

Sanderson Weatherall

Key points

- Extensive Showroom / Leisure premises
- Prominent main arterial road location
- Situated on the corner of Conyard Road
- Mixed use commercial, retail and residential area

Description

The available space comprises a ground floor showroom / leisure premises. It forms part of a larger property with two flats being situated at first floor. The main building is of rendered brick construction under a principally pitched tile roof.

The showroom / leisure space benefits from upvc display windows to both the Grimsby Road and Conyard Road elevations. There is a central entrance on the Grimby Road frontage which has an internal security shutter behind.





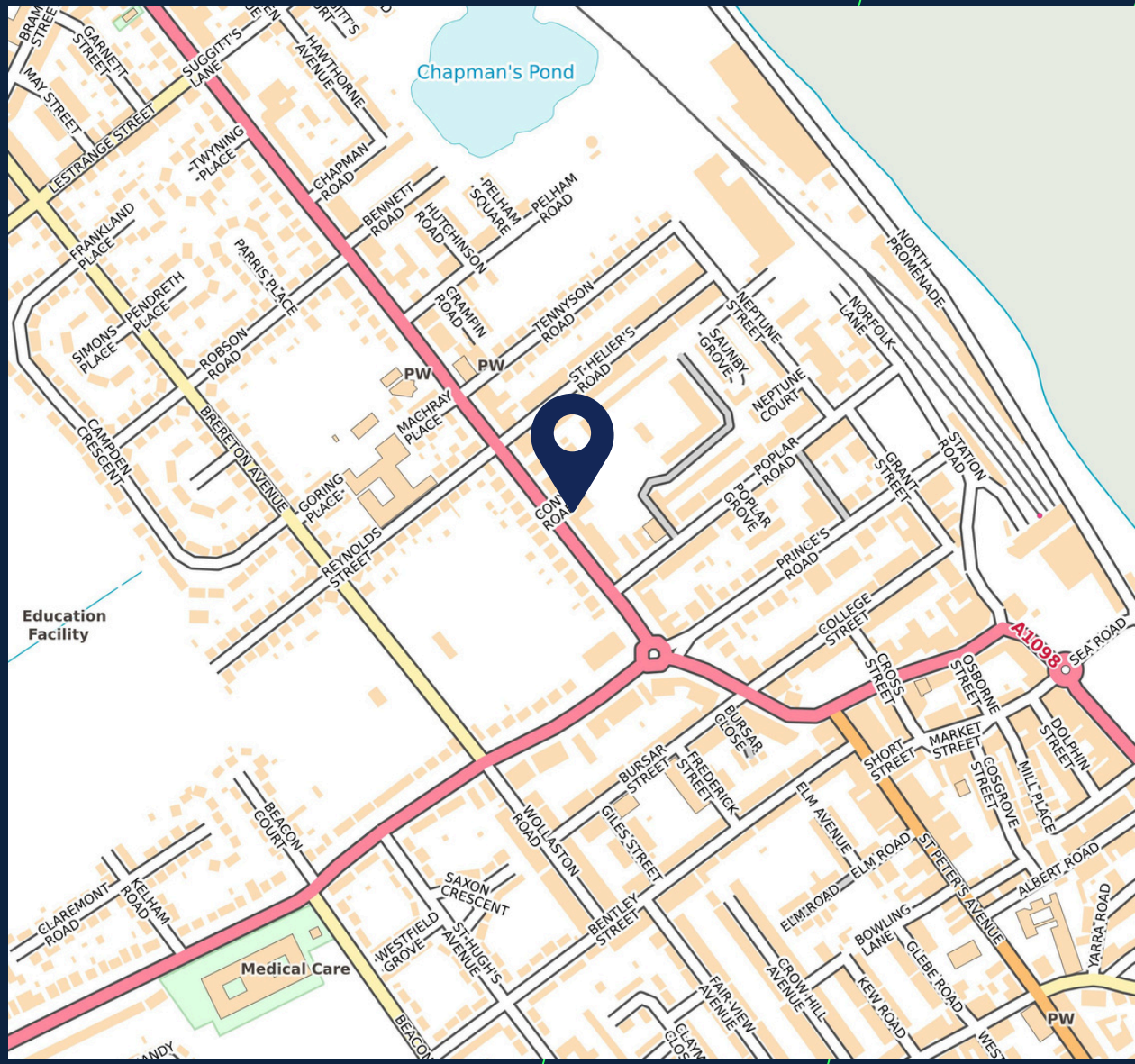
Location

The property is situated on Grimsby Road in Cleethorpes and occupies a corner position offering a highly prominent unit.

Grimsby Road is the main arterial road leading in to Cleethorpes from the A180 motorway link road. The property is on a bus route and is a short walk from the railway station.

This is a mixed use area with other retail and commercial properties in the immediate vicinity with residential properties opposite.

On street parking is available on both Grimsby Road and Conyard Road.



Accommodation

The available space offers functional accommodation to suit a variety of businesses. Most recently the property has been used for leisure purposes and the outgoing tenant will reinstate the space back to an open plan showroom with ancillary offices, toilets and storeroom.

The property has been used previously as a charity shop, furniture showroom and historically as a motor bike showroom and before that car sales.

	Sq m	Sq ft
Net internal area	426.2 sq m	4,586 sq ft

Rateable Value

The property is shown in the Rating List as shop and premises with a Rateable Value of £26,750.

Tenure & Terms

The property will be made available on a new lease at a rent of £25,000 per annum. The length of lease to be by negotiation, subject to a minimum term of three years.

The tenant will be responsible for internal repairs and decoration and maintenance of the shop front / glazing. The landlord will maintain the exterior of the property and insure the property and recharge a fair proportion of the expenditure incurred back to the tenant.

VAT

The rent is quoted exclusive of VAT. VAT is not applicable to this transaction.

EPC

The EPC for the property has expired. The landlord will commission a new EPC once the tenant has completed their strip out / reinstatement of the property.

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Viewings

For further information or to arrange a viewing please contact the sole letting agents:

Carl Bradley
07971 875863
Carl.Bradley@sw.co.uk

Humber Office
01482 645522



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