



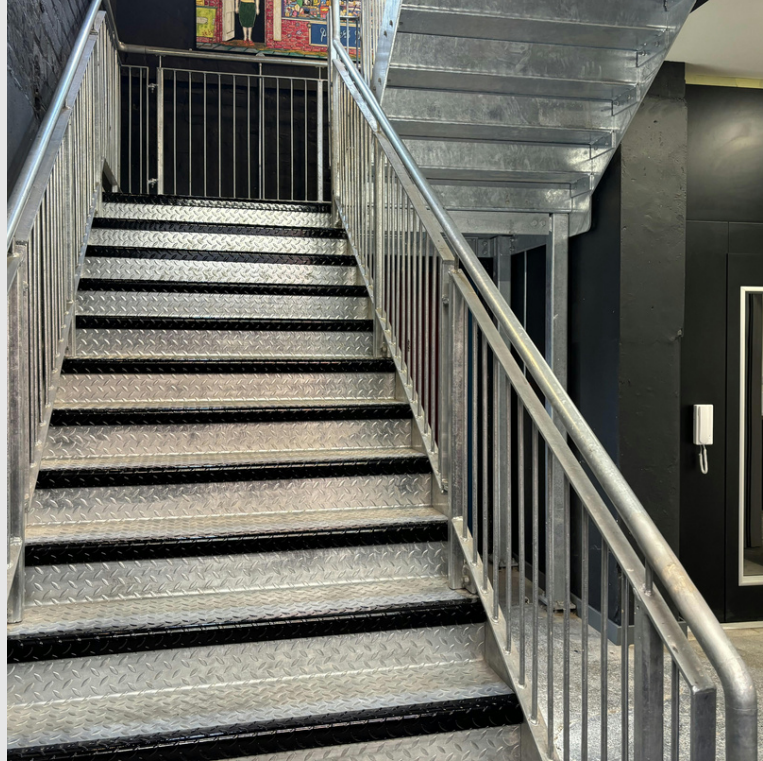
TO LET

FULLY REFURBISHED COMMERCIAL PREMISES

Petersons Smokehouse, Henderson Street, Grimsby, DN31 3QW



Sanderson
Weatherall



Location

The premises are situated with frontage to Henderson Street within the heart of Grimsby Docks and close to the Fish Market. This historic location now forms part of an exciting regeneration project brining old Victoria buildings back to life. The Docks are now experiencing a rejuvenation enjoying the mix of traditional fish processing businesses alongside the renewables sector. Grimsby Docks are situated to the north east of Grimsby town centre and benefit from excellent access to the A180 motorway link road.

Description

The property provides fully refurbished food production premises and smoke house. The property is a listed building. The production space included food safe wall cladding to part with mounted LED lighting and suspended ceilings to the first floor production space. The refurbishment has included bringing the chimneys back in to use and include a modern industrial staircase and a passenger lift.



Accommodation

The floor areas have been measured and calculated on a net internal basis:

Ground floor office:	8.4 sq m (90 sq ft)
Ground floor production:	62.8 sq m (675 sq ft)
First floor production:	70.3 sq m (756 sq ft)
First floor storage:	2.2 sq m (24 sq ft)
Total	143.7 sq m (1,546 sq ft)

Key Points

- Including smoke house
- Situated within the heart of Grimsby Docks
- Production space over two floors
- Available on new lease: £25,000 pa

Terms

The property is available by way of a new Full Repairing and Insuring lease at a rent of £25,000 pa exclusive. The length of lease by negotiation. The lease will be excluded from the Security of Tenure provisions of the Landlord and Tenant Act 1954. Permitted uses include food processing, smoke house, retail space, offices,

ADDITIONAL INFORMATION

Local Authority: North East Lincolnshire Council

Rateable Value: The property requires re-assessment for rating purposes.

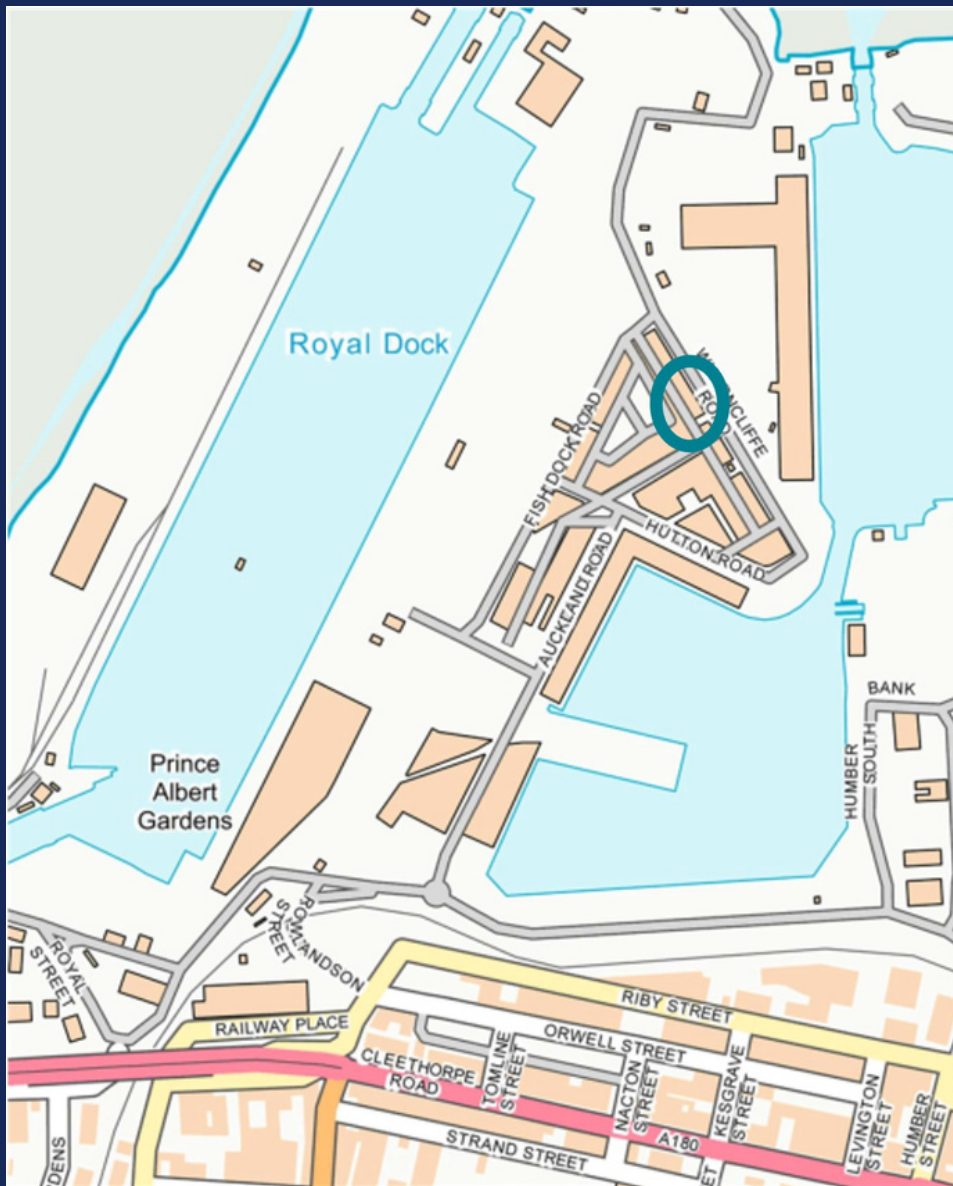
EPC: C

Services: Mains water, electricity and drainage are connected to the property. Prospective tenants are advised to check on the suitability of the services for their proposed use. We are advised that the plumbing has been installed so that pipework can be extended to allow for sinks etc to be installed

VAT: All rents quoted are exclusive of VAT. VAT is applicable to this transaction.

Code for Leasing Business Premises: It is intended that the lease will be prepared in accordance with the Code for Leasing Business Premises.

Legal Costs: Each party will be responsible for their own legal costs incurred.



Viewings

Viewings and Further Information:

Viewings are strictly on an accompanied basis, by prior appointment, please contact the Sole Letting Agents:

Carl Bradley

07971 875863

carl.bradley@sw.co.uk

Rob Hutchinson

07903 141594

rob.hutchinson@sw.co.uk

Office Tel No: 01482 645 522

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