



429-431, Cleethorpe Road
Grimsby, South Humberside, DN31 3BU

£8,000 pa

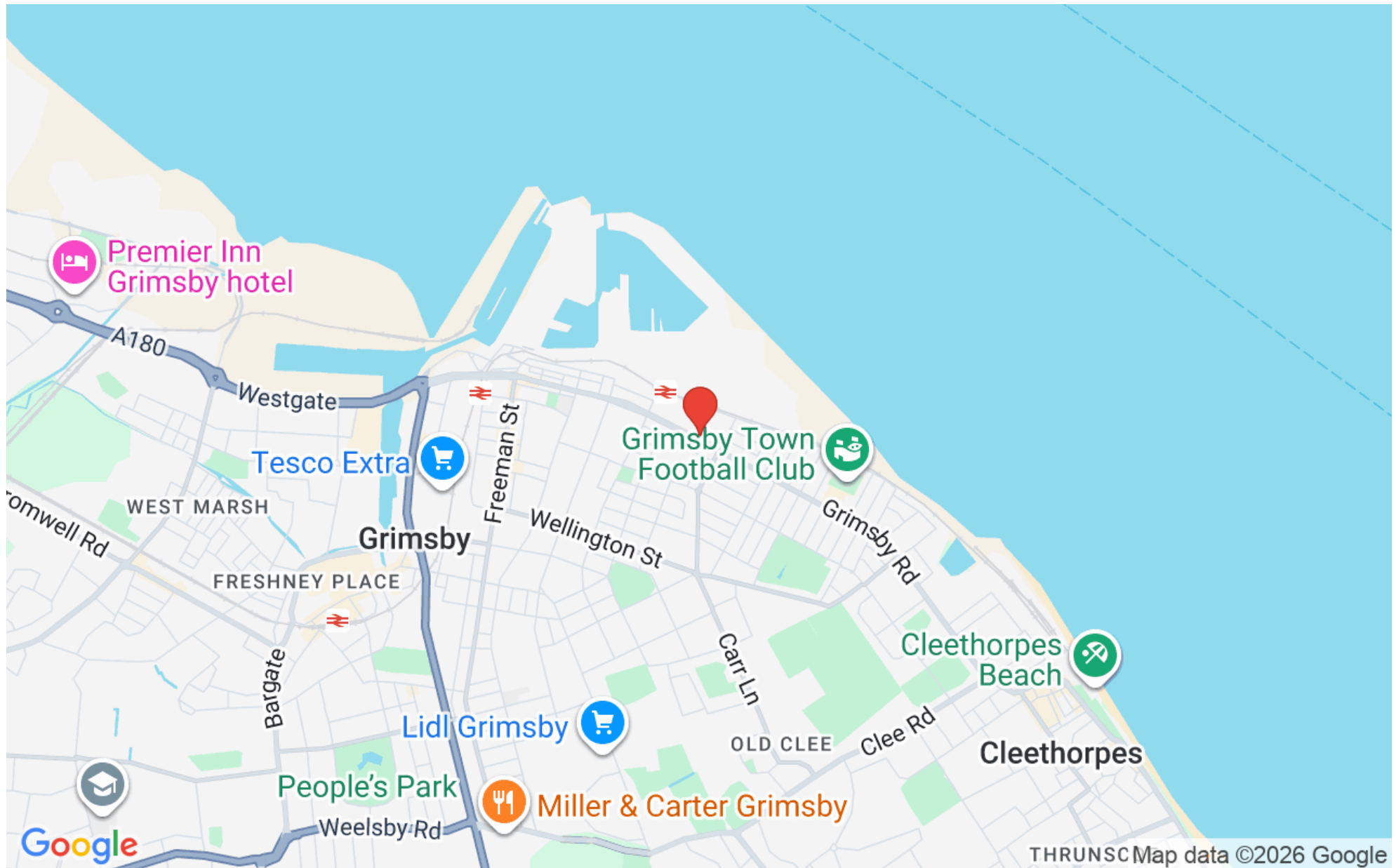
Details

- To Let
- 2 storey retail commercial
- Ground floor retail 152.7 sqm (1643.66 sqft)
- First Floor 70.4 sqm (757.78 sqft)
- Busy secondary trading location
- CEPC rating B
- Rear Yard area
- FRI Lease, Long Term





Location



Overview



Location

The property is located on Cleethorpes Road which is the main link road from Grimsby to Cleethorpes and is a mixed commercial and residential area of the town. Grimsby or Great Grimsby is a port town in Lincolnshire with a population of 86,138 (as of 2021). It is located near the mouth on the south bank of the Humber that flows to the North Sea. Grimsby adjoins the town of Cleethorpes directly to the south-east, forming a conurbation. It is the administrative centre of the borough of North East Lincolnshire, which alongside North Lincolnshire is officially part of the Yorkshire and the Humber region. Grimsby is 45 mi (72 km) north-east of Lincoln, 33 mi (53 km) (via the Humber Bridge) south-east of Hull, and 50 mi (80 km) east of Doncaster.

ACCOMMODATION

The property comprises a 2 storey end terraced retail shop with first floor and comprises the following accommodation:

Ground Floor retail/offices = 152.7 sqm (1643.66 sqft)

First Floor = 70.4 sqm (757.78 sqft)



PLANNING

The property has an established use as retail and offices

SERVICES

Mains electricity, water and drainage are connected

TENURE

The property is offered on a long term FRI lease.

RATEABLE VALUE

The property has a rateable value of £7500

CEPC

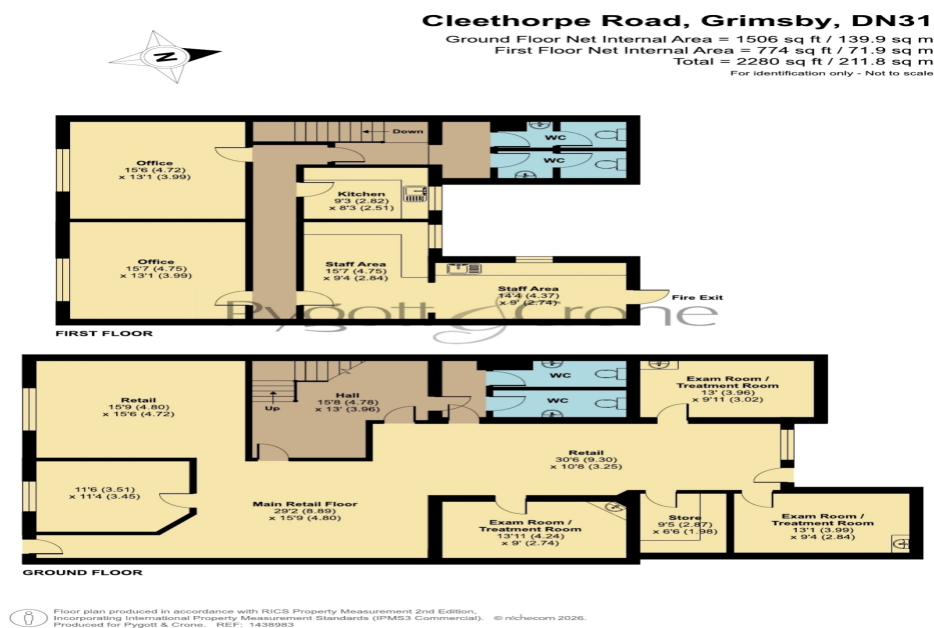
A CEPC rating B

LEGAL COSTS

Each party are responsible for their own legal costs

VAT

The price is exclusive of VAT if applicable



LOCAL AUTHORITY
North East Lincolnshire Council

Municipal Offices

Town Hall Square

Grimsby

Northeast Lincolnshire

DN31 1HU

Tel 0300 303 0164

VIEWING

Contact Pygott & Crone Commercial

36a Silver Street

Lincoln

LN2 1EW

Tel 01522 536777









429-431, Cleethorpe Road, Grimsby
is marketed through our Commercial office

36a Silver Street, Lincoln, LN2 1EW

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