

**3-7 BRIGHOWGATE, GRIMSBY,
NORTH EAST LINCOLNSHIRE, DN32 0QE**
OFFICES/LEISURE FOR SALE/TO LET 719 SQ M (7,736 SQ FT)



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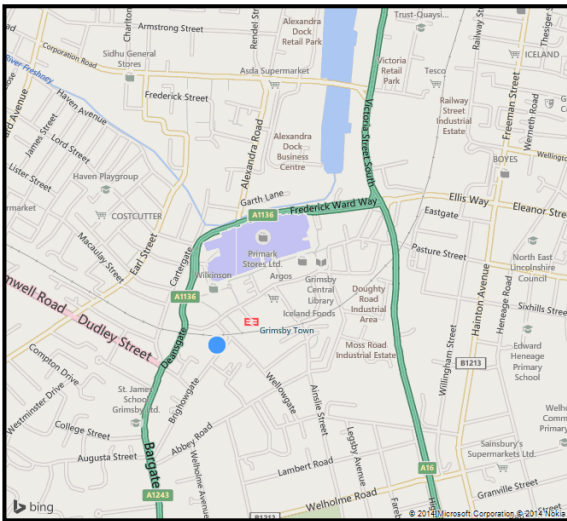
LOCATION

Grimsby is the main commercial centre for North East Lincolnshire having a resident population approaching 100,000 although benefiting from a much larger surrounding catchment area. Grimsby is ideally situated with road connections to the A180 which in turn provides access to the M180, The Humber Bridge and in addition to the Humberside International Airport which is located approximately 14 miles to the south west.

Grimsby is one of the largest ports in the country and is situated on the south bank of the Humber Estuary. The combined Humber Ports handle a large percentage of overseas trade (currently worth over £20 billion annually).

The property is located on the north side of Brighowgate close to its junction with Wellowgate in an area known as Grimsby's top town which is situated just a short walk from the main pedestrianised retailing area of Grimsby town centre.

The property benefits from being within close proximity to the train station and central bus interchange whilst there are also a number of private and public car parks within close proximity.



DESCRIPTION

The property comprises of a substantial ground floor area which has been sub-divided to provide an attractive entrance/reception area with automated access doors leading to a café/lounge area which also has its own separate entrance from Brighowgate together with its own ladies, gents and disabled compliant WCs. There is also a former training and production kitchen, numerous office/administration areas together with a number of meeting rooms, kitchens and a large conference room together with additional ladies and gents WC facilities, whilst to the first floor there are a range of stores/changing room facilities.

The property benefits from fitted security and fire alarms and the property benefits from shared car parking to the rear with exclusive use of the car park between 5.30pm and 7am.

SUMMARY

- Former Tukes Café with conferencing and meeting room facilities providing 719 sq m (7,736 sq ft) approx.
- Available for immediate occupation.
- Would suit a variety of alternative uses such as offices, leisure, restaurant/licensed premises and training.

ACCOMMODATION

The property provides the following approximate accommodation which has been measured on a net internal area basis in accordance with the RICS Code of Measuring Practice.

	Sq m	Sq ft
Ground Floor	668.13	7,184
First Floor	50.87	547
Total Accommodation	719	7,736

TERMS

The premises are available For Sale or To Let, subject to the following terms and conditions.

FOR SALE PRICE

£300,000, subject to contract.

TENURE

The premises are held upon the remainder of a 999 year ground lease from 1987, being subject to a fixed peppercorn ground rent of £1 per annum.

RENT

The commencing rent will be £32,500 per annum, exclusive of rates, VAT (if applicable) and all other outgoings. The rental will be payable quarterly in advance by standing order.

LEASE TERM

By negotiation.

REPAIRS AND INSURANCE

The Tenant will be responsible for all repairs and decorations to the demised premises.

BUSINESS RATES

The Purchaser/Tenant will be responsible for the payment of business rates. Verbal enquiries with the Local Authority reveal that the property currently attracts a 2017 rateable value of £27,250 (Office and Premises), which is subject to the current Uniform Business Rate in the pound.

Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority directly and also to ascertain whether transitional relief is applicable to the property or if the rateable value is under appeal.

EPC

C70

A copy of the Certificate and Recommendation Report is available on request.

CONTACTS



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Date: **October 2017** File Ref: **10341SO/1**

PROPERTY MISREPRESENTATION, MISDESCRIPTION & FINANCIAL SERVICES ACTS

PPH Commercial Limited for themselves and for their clients of this property, give notice that: (i) these particulars are a general outline only and do not constitute the whole or any part of an offer or contract; (ii) PPH Commercial Limited cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use or other details contained herein. Prospective purchasers or tenants must satisfy themselves as to their accuracy; (iii) no employee of PPH Commercial Limited has any authority to make or give any representation or warranty or enter into any contract in relation to the property; (iv) rents or prices quoted in these particulars may be subject to VAT in addition.

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