



**Unit 2A, Gala Retail Park, Pasture Street, Grimsby
DN38 9AB**

9740-U2A/2024C

Unit 2A, Gala Retail Park

Pasture Street, Grimsby, DN32 9AB



Agreement

To Let



Detail

Retail Warehouse



Rent

£30,000 pax



Size

374.30 sq m (4,027 sq ft)



Location

Grimsby, DN32 9AB



Property ID

9740-U2A/2024C

For Viewing & All Other Enquiries Please Contact:



CAMERON MCRAE

BSc (Hons)
Surveyor

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Property

The premises are of steel frame construction having cavity/blockwork walls with profile insulated steel sheet cladding thereafter and to the pitched roof above, which also incorporates certain translucent panels to provide natural light. The premises benefit from an eaves height of approximately 4.8 metres and are effectively clear span. The scheme further benefits from onsite car parking for 137 vehicles, whilst there is a dedicated service yard to the rear. Access to the retail park is via Pasture Street and Sheepfold Street.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Total GIA	374.30	4,027

Energy Performance Certificate

Rating: C69

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for uses falling within Class B2, B8 and E (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations with the Local Planning Authority.

Rates

Charging Authority: North East Lincolnshire Council
Description: Retail Warehouse and Premises
Rateable value: £24,500
UBR: 0.546
Period: 2024-2025

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rent

£30,000 per annum exclusive

Service Charge

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

VAT

VAT may be charged in addition to the rent at the prevailing rate.

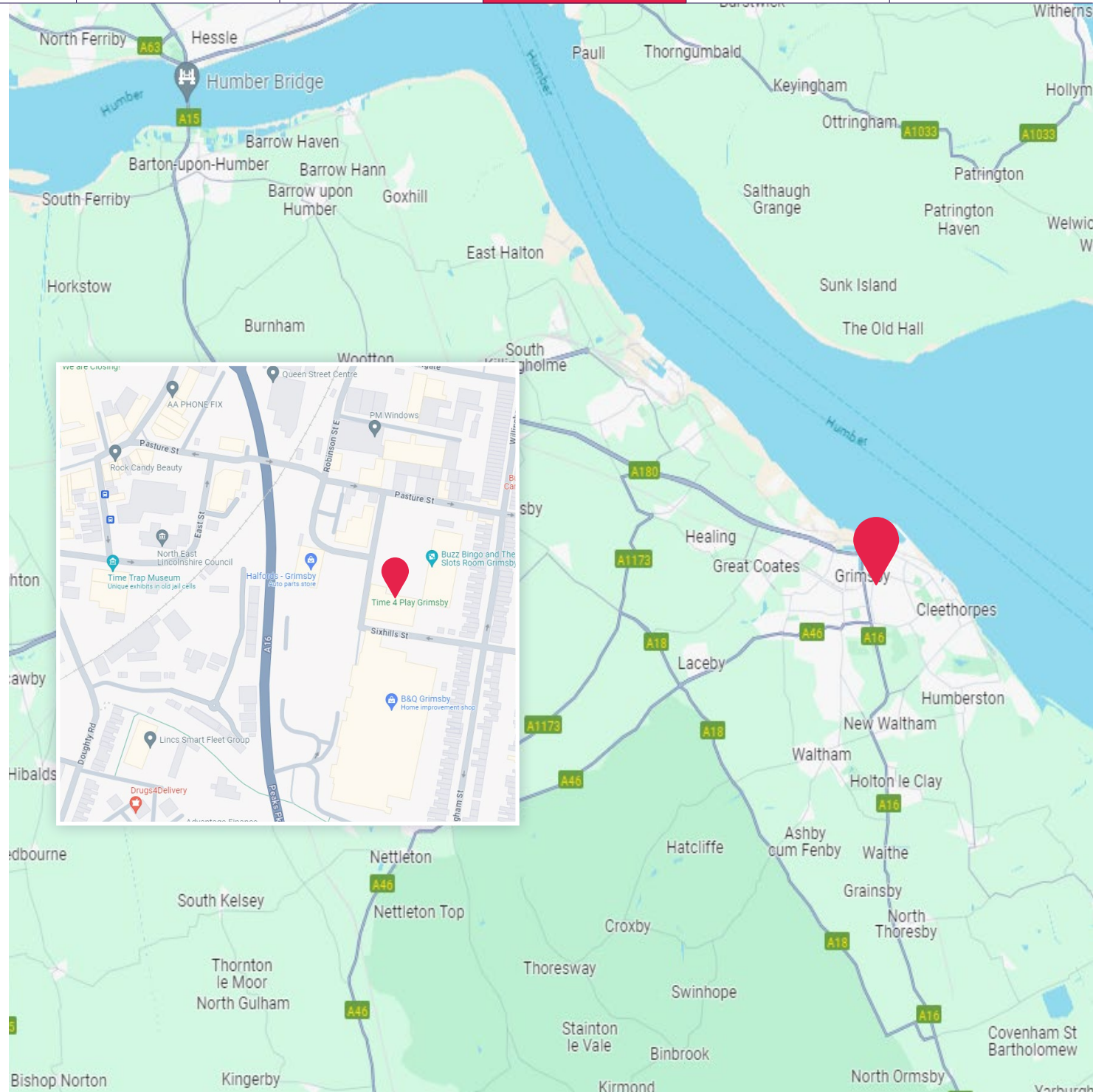
Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Location

The Gala Retail Park is situated in an ideal trading location to the east of Grimsby town centre, immediately adjacent to B & Q and Halfords. The park can be accessed from Peaks Parkway which provides one of the main arterial routes into the town centre. The retail park has recently undergone major refurbishment and incorporates occupiers including Topps Tiles and Buzz Bingo.

Grimsby is a port town and the administrative centre of North East Lincolnshire, located on the South Bank of the Humber Estuary. The Port of Grimsby is a strong pull for business and employment in the town. The UK Government granted the port with Freeport Status in 2021 as part of the wider Humber Freeport, which is expected to improve business and employment opportunities in the town. Grimsby is well connected to the UK's national motorway network, with the A180 connecting directly to the M180, and in turn the wider motorway network via the M18 and M62. The town benefits from multiple railway stations, including Grimsby Town Railway Station and Grimsby Docks Railway Station, providing direct links to cities including Manchester and Sheffield.







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Plotted Scale - 1:1,250