



**paul-lancaster**  
COMMERCIAL PROPERTY CONSULTANT

## GROUND FLOOR RETAIL AND LEISURE UNITS TO LET

### HERITAGE HOUSE, ALEXANDRA DOCK, GRIMSBY, DN31 1SY



#### LOCATION

Grimsby, the principle commercial centre in North Lincolnshire is located 25 miles south of Hull and 22 miles east of Scunthorpe. The town has a population of 87,500 people and benefits from good transport links to the north of England via the M18 motorway.



The subject property is situated at Alexandra Dock which is linked to the town centre via a pedestrian bridge providing access to/from Freshney Place Shopping Centre and the main town centre multi-storey car park.

Other occupiers represented at Alexandra Dock include Sainsburys Supermarket and National Fishing Heritage Centre both of which are located adjacent to the subject property.

#### ACCOMMODATION

The premises are arranged across ground floor and provide a total of 5,006 sqft (465.06 sqm) which could be sub-divided if required.

#### PLANNING

The premises would be suitable for a variety of uses including A1, A2, A3, A4 & A5 subject to the necessary planning consent, interested parties are to make their own enquiries with the local planning authority.

#### Subject to Contract

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of any contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors of Paul Lancaster Commercial Property Consultant, or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

Omnia One,  
125 Queen Street,  
Sheffield S1 2DU

m: 07798 523461  
t: 0114 279 2852  
e: paul@paul-lancaster.co.uk

[www.paul-lancaster.co.uk](http://www.paul-lancaster.co.uk)



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## LEASE TERMS

The property is available by way of a new effectively full repairing and insuring lease length of term negotiable.

## RENT

Details on request.

## RATES

The premises would fall to be reassessed for rating purposes based on an alternative use by the local authority. Interested parties should make their own enquiries.

## COSTS

The tenant is to be responsible for their own legal costs including Stamp Duty and VAT.

## VIEWING

Strictly by appointment through:-

Paul Lancaster Commercial Property Consultant.

Paul Lancaster:  
T: 0114 279 2852  
M: 07798 523461  
E: paul@paul-lancaster.co.uk

Tom Lancaster:  
M: 07837936710  
E: tom@paul-lancaster.co.uk

## EPC

EPC details on request

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