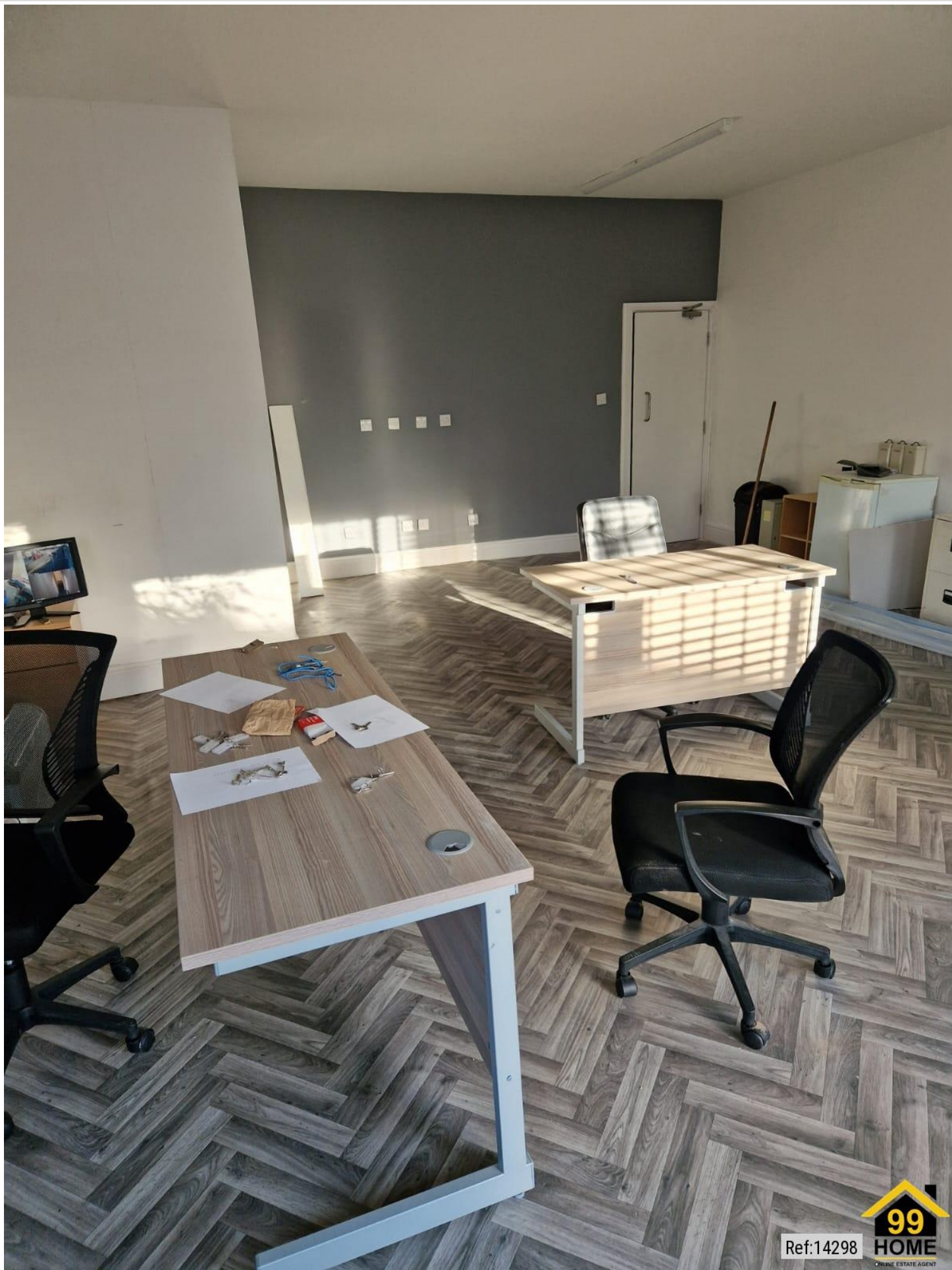




**99Home Ltd.**  
99Home Ltd,  
Sutton Business Park,  
Restmor Way,  
Wallington,  
SM6 7AH,  
Phone :0203 5000 999  
Email  
:info@99home.co.uk

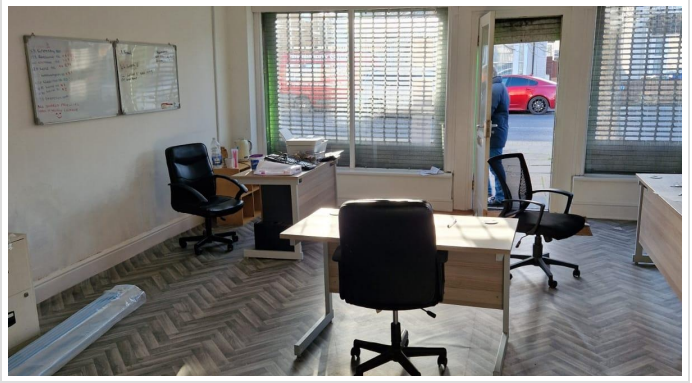
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Office In Grimsby Road - Commercial Unit , Grimsby, DN35 7AF      £425 Monthly



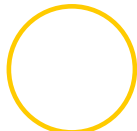
Ref:14298



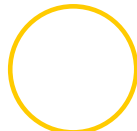


## SHORT DESCRIPTION

Property Ref: 14298 We are delighted to offer to let this previous letting agency which comprises of a shop front, a WC and a storage area. With an electric shower in place, this is ideal for someone to open another similar business or subject to any required change of uses it could be used in other ways. There are roller shutters to the windows and door. Water and electric are connected, NO GAS. Please contact us with your enquiries Current office furniture is free to the new tenant. Lease terms may be negotiable for the right tenant or business owner. Property Type: Office Full selling price: £425.00 Pricing Options: Fixed Price Council tax band: None EPC rating: E Measurement: 624 square feet. Parking: N/A Heating Type: Electric Heating -----



Bed Room(s)



Bath Room(s)



Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

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