

Ramsden Shopping Park

# Cleethorpe Road Grimsby

Planning  
Granted  
October 2015



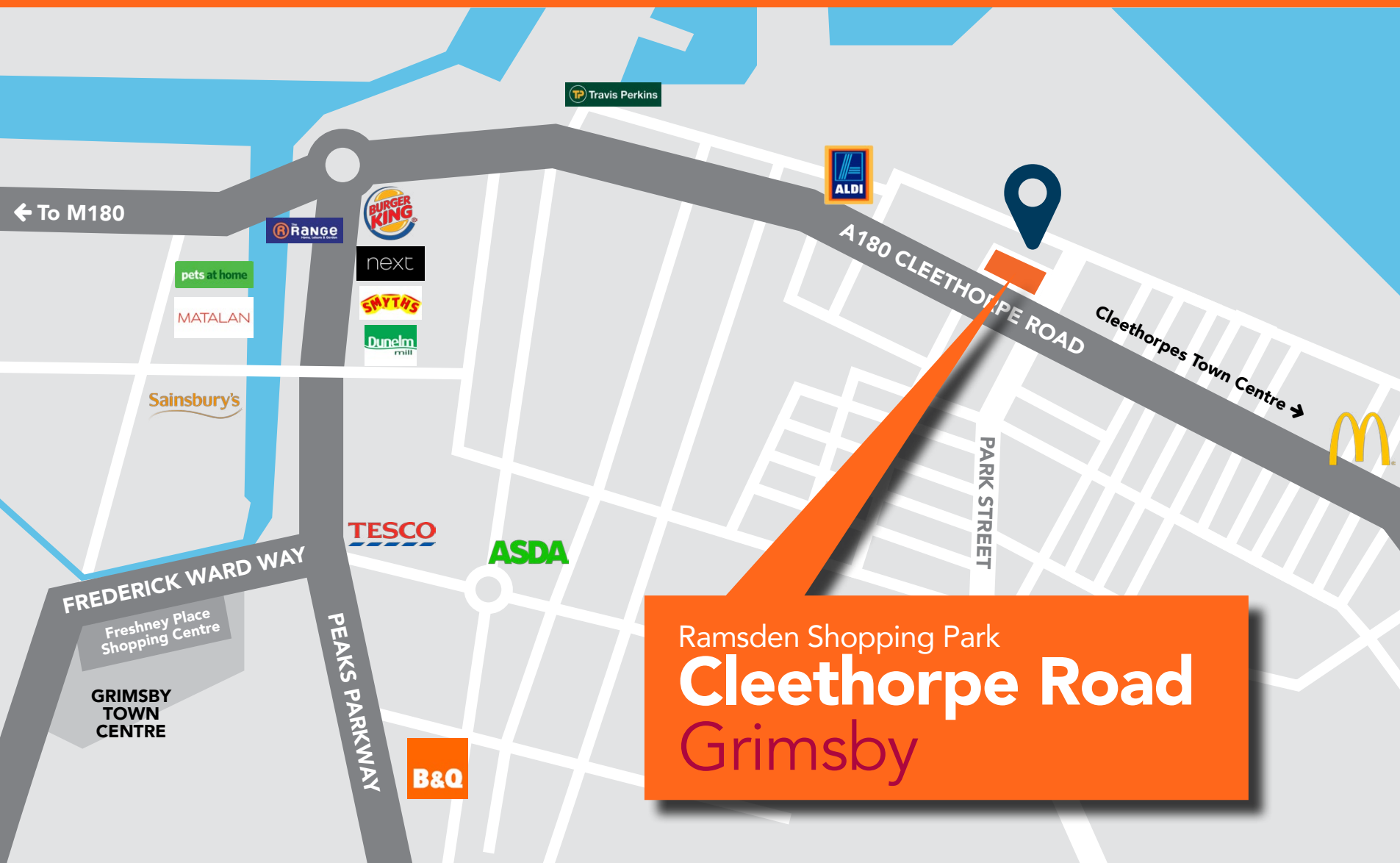
📍 Sat Nav DN31 3BP

**New Retail Unit to Let**  
Prominent 65,000 sqft Retail Development



# Location Plan

Ramsden Shopping Park  
**Cleethorpe Road**  
Grimsby



## Location

The proposed scheme is situated on the existing Ramsdens Store on the corner of Cleethorpe Road and Park Street. Cleethorpe Road is the main arterial road between Grimsby and Cleethorpes with an average of 26,000 vehicles passing the site a day (Department for Transport).

Grimsby town centre is located 1.6 miles to the west of the scheme and Cleethorpes town centre is located 1.8 miles to the east.

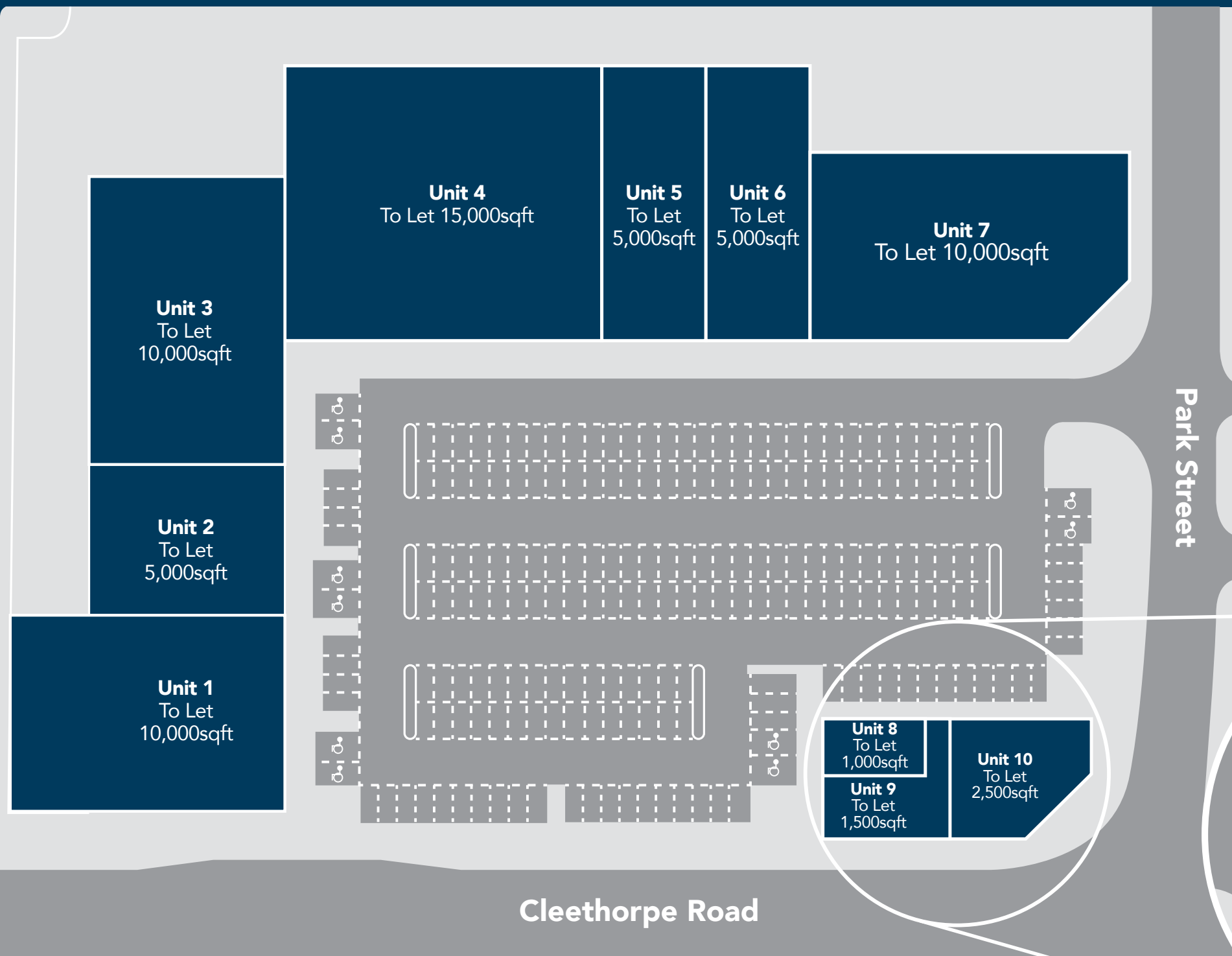
## Demographics

- Resident population of Grimsby and Cleethorpes is 127,748 people (Census 2011)
- 312,668 people living in the shopping catchment of Grimsby (CACI 2014)
- £641m of available spend (CACI 2014)

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# Scheme Plan

Ramsden Shopping Park  
**Cleethorpe Road**  
Grimsby



## Description

- 65,000 sqft retail scheme with potential for mezzanine
- Units ranging from 1,000 sqft to 15,000 sqft
- 213 space surface car park

## Timings

- Received planning consent October 2015
- On site March 2016
- Open for March 2017

### Potential Option for a Drive Thru



# Enquiries

Ramsden Shopping Park  
**Cleethorpe Road**  
Grimsby

## Terms

Proposed units will be offered by way of a new FRI lease for a minimum of 10 years, subject to upward only rent reviews every 5 years. Rental terms available upon request.

## VAT

All prices, premiums and rents are quoted exclusive of VAT at the prevailing rate.

## Business Rates

The units will not be assessed until they are constructed. Interested parties are advised to make their own enquiries with the Local Authority.

## Planning

Open A1 (part food) planning permission with restrictions.

## Legal Costs

Each Party to bear their own legal and professional costs, incurred in the transaction.

## EPC

The property has no energy performance rating but will be assessed post construction.

## For future information please contact:



### Agent

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### Developer

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