

18 Victoria Street, Grimsby, DN31 1DG &  
5 West St Marys Gate, Grimsby, DN31 1LB

# INVESTMENT

Three-storey retail property

Extending to approximately  
151.7 sq m (1,632 sq ft) overall

Potential open plan retail area

Return frontage

Additional separate retail unit

Nearby occupiers include the Body  
Shop, Barclays Bank & McDonalds

**Guide Price £300,000**

**Scotts**  
01472 267000

**18 Victoria Street, Grimsby, DN31 1DG**

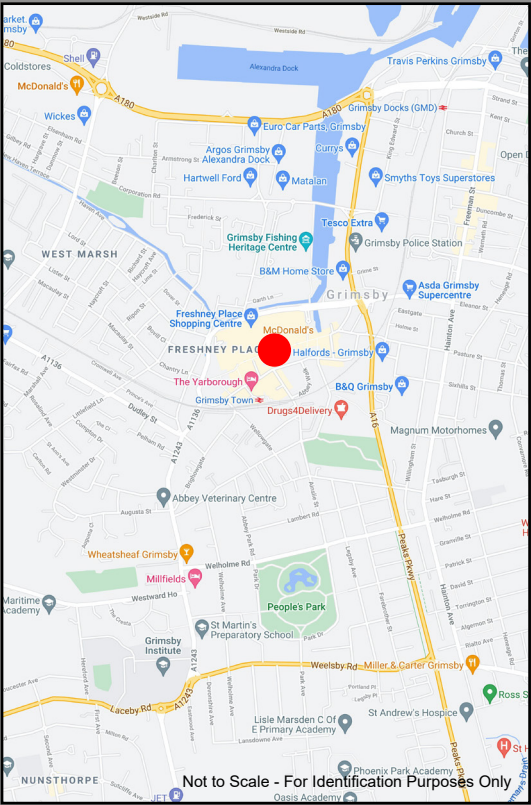


**5 West St Marys Gate, Grimsby, DN31 1LB**



18 Victoria Street, Grimsby, DN31 1DG &  
5 West St Marys Gate, Grimsby, DN31 1LB

# INVESTMENT



## LOCATION/DESCRIPTION

The town of Grimsby forms part of the larger Grimsby and Cleethorpes conurbation with a population of approximately 88,250. The town is situated approximately 27 miles east of Scunthorpe and 32 miles south-east of Kingston-Upon-Hull. In recent years, Grimsby has experienced considerable investment following the large offshore wind farm projects with further investment anticipated following the establishment of the Renewable Energy Centre at the Grimsby Institute for Further Education and proposed phase 2 of the Hornsea Project.

The property is located on the southern side of the pedestrianised Victoria Street West, forming part of the main retail area in the town centre. Internally, the property comprises a retail unit incorporating, a ground floor retail area with offices with storage and ancillary accommodation over the remaining floors.

An additional retail unit fronting West St Marys Gate is available to sublet and provides separate open plan retail accommodation.

Nearby occupiers include the Bodyshop, McDonalds and Barclays Bank

## ACCOMMODATION

### 18 Victoria Street, Grimsby

Ground Floor	Retail	60.9 sq m	(655 sq ft)
First Floor	Office	17.1 sq m	(184 sq ft)
First Floor	Storage	11.0 sq m	(118 sq ft)
First Floor	Ancillary	17.1 sq m	(184 sq ft)
Second Floor	Storage	34.1 sq m	(367 sq ft)

### 5 West St Marys Gate, Grimsby

Ground Floor	Retail	11.6 sq m	(125 sq ft)
--------------	--------	-----------	-------------

## DISPOSAL / LEASE TERMS

The premises are offered For Sale at a guide price of £300,000, subject to the leases, reflecting a gross yield of 10%.

Property	Tenant	Lease Term	Expiring	Rent	Business Rates	EPC
18 Victoria Street, Grimsby	Coopland and Son (Scarborough) Ltd	5 years	30 September 2026	£30,000 per annum	£21,000 per annum	TBC
5 West St Marys Gate, Grimsby	TBC	TBC	TBC	*£5,200 (quoting)	£2,475	C (69)

\*Please note that 5 West St Marys Gate is available to sublet and the rent received is not in addition to that received but is included here for information purposes.

Copies of leases will be made available to bona fide parties on request.

## LEGAL COSTS

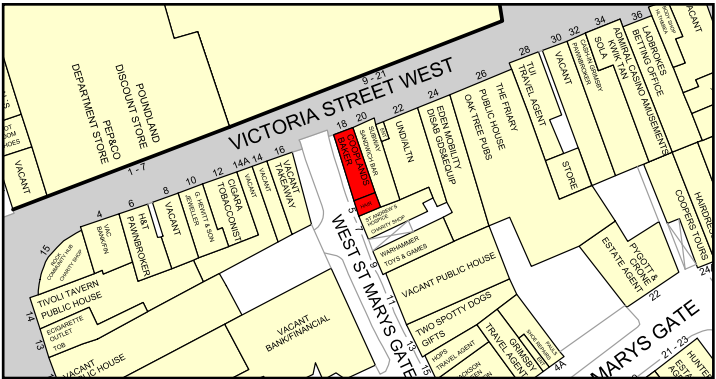
In the event of a freehold sale then each party will be responsible for their own legal costs incurred together with any Stamp Duty Land Tax that may be payable.

## FURTHER INFORMATION AND TO VIEW

Contact Lawrence Brown [lawrence@scotts-property.co.uk](mailto:lawrence@scotts-property.co.uk) 07710 312712 or Kerry Burnett-Cox [kerry@scotts-property.co.uk](mailto:kerry@scotts-property.co.uk) 07749 725316.

**Offices:** Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimsby** 12 Town Hall Street, DN31 1HN **CS.6887**

Disclaimer: Scotts, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of Scotts has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.



Scotts

01472 267000

www.scotts-property.co.uk