

Suite A, New Oxford House,
Osborne Street, Grimsby, DN31 1EY

TO LET

Prominent ground floor retail premises within town centre

Extends to approximately
178.2 sq m (1,918 sq ft) overall

Comprising open-plan
accommodation with ancillary
facilities to the rear

Newly installed modern shop front

Would suit a variety of uses subject
to necessary planning consents

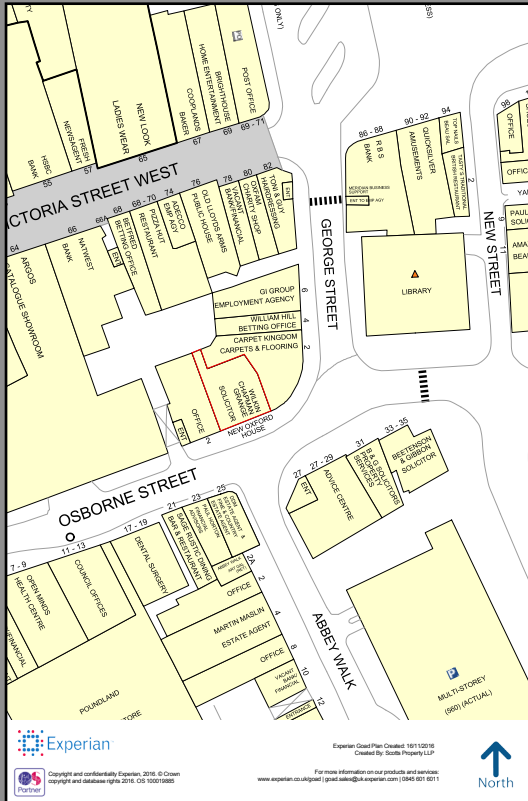
Guide Rent £20,000 p.a.

Scotts
01472 267000



Suite A, New Oxford House,
Osborne Street, Grimsby, DN31 1EY

TO LET



LOCATION/DESCRIPTION

The property directly fronts Osborne Street forming part of Grimsby's Central Business District, situated within close proximity to the prime retail pitch on Victoria Street and the Freshney Place shopping centre. As a result, the premises are well positioned to benefit from the local amenities and a number of pay-and-display car parks. The primary transport hub and train station are additionally nearby, providing easy access into the surrounding areas.

This landmark property, which was most recently occupied by Wilkin Chapman Solicitors, has experienced a dramatic programme of refurbishment, which has enhanced the Public Sector Service office provision within the town centre. This, coupled with the intended multi-million pound leisure development on Grimsby Riverhead, which will comprise a nine screen cinema and up to seven national restaurant premises, will look to act as a catalyst for continued development within the town centre.

The property comprises flexible ground floor accommodation, suitable for a variety of uses, within New Oxford House, following the refurbishment of the upper floors, which are now occupied by Engie, following their relocation from Europarc. In its current configuration, the property provides entirely open-plan sales/office accommodation to the front, with staff ancillary facilities to the rear, although could be reconfigured as required

Nearby occupiers include Unite, William Hill, Sage restaurant and a variety of other local retailers and professional service providers.

ACCOMMODATION

Retail / Office 170.4 sq m (1,834 sq ft)

Kitchen 7.8 sq m (84 sq ft)

LEASE TERMS

The premises are offered To Let for a term of years to be agreed on an effective full repairing and insuring basis at a guide rent of £20,000 per annum.

RATEABLE VALUE

The property will require reassessment following completion of the refurbishment works.

The new occupier will be responsible for the payment of Business Rates at the property.

ENERGY PERFORMANCE RATING: Awaiting Confirmation

LEGAL COSTS

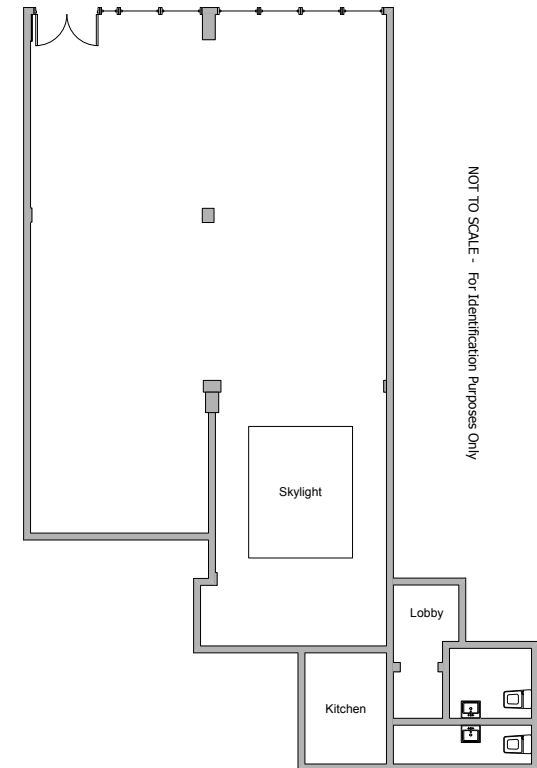
The ingoing tenant will be responsible for all reasonable legal costs incurred together with any Stamp Duty Land Tax that may be payable.

FURTHER INFORMATION AND TO VIEW

Contact Lawrence Brown lawrence@scottscs-property.co.uk 07710 312712

Offices: Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimsby** 12 Town Hall Street, DN31 1HN **CS.6472**

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.scottscs-property.co.uk