

Ground Floor,
156-160 Victoria Street
Grimsby, DN31 1NX

TO LET

Flexible ground floor commercial
premises in an established
location

Accommodation extending to
approximately 125.0 sq m
(1,346 sq ft) overall

Comprising open-plan
accommodation with satellite
offices and boardroom

Benefitting from an A2 planning
consent

GUIDE RENT £15,000 p.a

Scotts
01472 267000



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LOCATION

The town of Grimsby is located within North East Lincolnshire and has a population of approximately 88,250 (Source: 2011 Census). The property is located on the eastern side of Victoria Street South, which adjoins the prime retailing pitch within the town centre approximately 0.1 miles to the west. Transport links to the property are good, with the central bus stops being located on Victoria Street/Town Hall Street, as well as a taxi rank directly outside. A large pay-and-display car park is also located on the opposite side of the road

DESCRIPTION

The property comprises the ground floor of a mixed use development providing flexible office/retail premises with ancillary accommodation to the rear, which could be split subject to further negotiations. The premises currently comprise predominantly open-plan office space with a partitioned boardroom, two small satellite offices, two Disabled WCs and a staff kitchen. The property is specified to a high standard, benefitting from inset air conditioning and ventilation fans, in addition to fire and panic alarm systems.

Nearby occupiers include Allenby Stevenson, B&M Home Store, Home Bargains and Manpower Recruitment, in addition to a variety of other local occupiers.

ACCOMMODATION

In more detail the accommodation comprises

Retail/Office	113.9 sq	(1,226 sq ft)
Ancillary	11.1 sq m	(120 sq ft)

LEASE TERMS

The premises are offered To Let for a minimum term of years to be agreed on an effective full repairing and insuring basis at a guide rent of £15,000 per annum.

RATEABLE VALUE

The new occupier will be responsible for the payment of Business Rates at the property. The premises are listed within the Rating List as 'Offices & Premises' with a Rateable Value of £15,250 (Source: VOA website), although the premises will require reassessment should a change of use take place.

ENERGY PERFORMANCE RATING: 65 (C)

LEGAL COSTS

The incoming Tenant will be responsible for all parties reasonable legal fees incurred in this transaction, together with any Stamp Duty Land Tax that may be payable.

FURTHER INFORMATION AND TO VIEW

Contact *Andrew Parker* andrew@scotts-property.co.uk or *Lawrence Brown* lawrence@scotts-property.co.uk 01472 26700

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