

170 Victoria Street
Grimsby, DN31 1NX

INVESTMENT

Substantial two-storey former church in a highly prominent location

Extends to approx. to
745.8 sq m (8,028 sq ft) overall

Comprising a mix of open-spaces
and private offices

Including parking for up to 12
vehicles

Suitable for a variety of uses

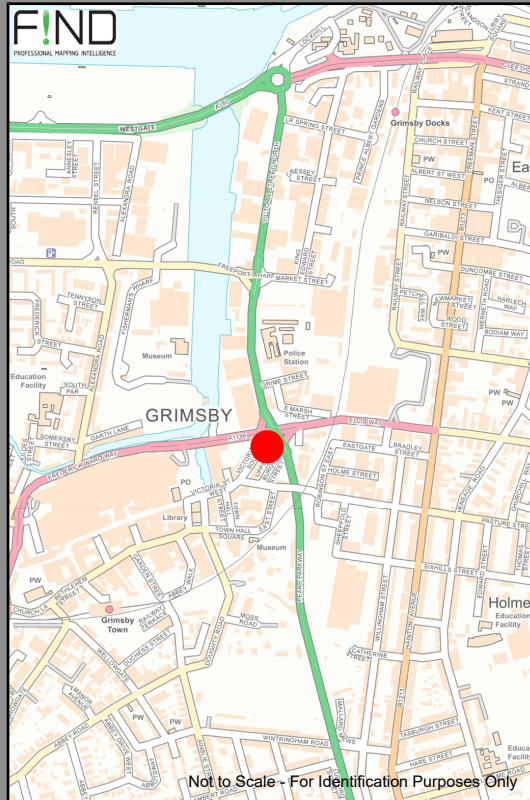
Guide Price £295,000

Scotts
01472 267000



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LOCATION/DESCRIPTION

The town of Grimsby is located within North East Lincolnshire and has a population of approximately 88,250 (Source: Census 2011). The property is located at the junction of Victoria Street South and Peaks Parkway, with the former adjoining 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 adjacent to the property.

The property comprises a semi-detached former church, primarily accessed from Victoria Street but also highly visible from Peaks Parkway, Frederick Ward Way and Ellis Way. Internally, the property comprises a variety of different accommodations, including private offices, substantial open-plan areas and workshop/stores, as well as ancillary facilities over both floors. The premises are flexible in their configuration, being capable of splitting into two separate suites if required. The property additionally benefits from a designated car park, accessed via Upper Burgess Street to the rear, capable of housing up to 12 vehicles.

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

ACCOMMODATION

Ground Floor	Store/Workshop	252.5 sq m	(2,717 sq ft)
	Office	54.4 sq m	(585 sq ft)
	Ancillary	34.2 sq m	(369 sq ft)
First Floor	Office	383.2 sq m	(4,125 sq ft)
	Ancillary	21.5 sq m	(231 sq ft)

LEASE TERMS

The property is currently let on a full repairing and insuring lease for a 5 year term expiring 31 August 2026 at a rent of £15,000 per annum.

DISPOSAL TERMS

The property is offered For Sale at a guide price of £295,000, reflecting a gross yield of 5.1%.

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 under three entries, all detailed as 'Office & Premises' with Rateable Values of £17,500, £6,300 and £7,700 (Source: VOA website), although the premises will require reassessment should a change of use take place.

NOTE: Please note that 168 Victoria Street is a small, traditional, two-bedroomed terrace house which abuts the subject property and may be available by negotiation.

ENERGY PERFORMANCE RATING: D

LEGAL COSTS

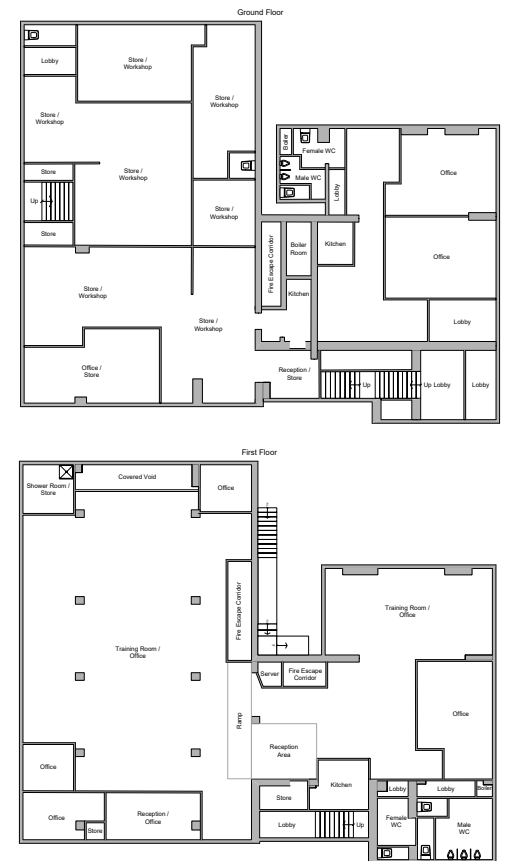
The incoming tenant will be responsible for all reasonable legal costs incurred together with any Stamp Duty Land Tax that may be payable.

FURTHER INFORMATION AND TO VIEW

Contact Kerry Burnett-Cox kerry@scotts-property.co.uk 07749 725316 or Lawrence Brown lawrence@scotts-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.6871**

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