

30 Victoria Street West,
Grimsby, DN31 1DG

TO LET (MAY SELL)

Three storey retail premises within the
prime pitch

Accommodation extending to
approx. 181.5 sq m (1,953 sq ft) overall

Comprising open-plan ground floor sales
area with ancillary accommodation
to the rear and above

In close proximity to the Freshney Place
shopping centre

Nearby occupiers include Barclays Bank,
Specsavers, Tui and House of Fraser

Rent £28,500 p.a.

Purchase Price on Application

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 (Census 2011). The property is located on the southern side of the pedestrianised Victoria Street West, which is considered to be the prime retailing pitch within the town centre. A large number of national and regional occupiers are represented, including McDonald's, Argos, Savers, Marks & Spencer, Greggs, House of Fraser and Pizza Hut

The property is additionally well situated to benefit from close proximity to the Frehsney Place shopping centre, in addition to a multi-million pound landmark mixed use leisure development, due to be completed in the near future. The scheme will comprise a nine screen cinema complex with up to seven national restauranters and act as a catalyst for further development within Grimsby town centre.

The property provides three-storey mid-terraced retail premises, comprising open plan retail accommodation including a small changing room area and ancillary stores on the ground floor, office, staff facilities and stores on the first floor and additional storage on the second floor. The property benefits from electric heating in the main parts and a small enclosed yard area to the rear.

ACCOMMODATION

Ground Floor

Retail	89.3 sq m	(961 sq ft)
Stores	8.4 sq m	(90 sq ft)

First Floor

Stores	40.6 sq m	(437 sq ft)
Ancillary	13.5 sq m	(145 sq ft)

Second Floor

Stores	29.7 sq m	(320 sq ft)
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TERMS

The premises are offered To Let on a full repairing and insuring basis at a guide rent of £28,500 per annum. Purchase price on application.

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 'Shop & Premises' with a Rateable Value of £26,750 (Source: VOA website), although the premises will require reassessment should a change of use take place."

ENERGY PERFORMANCE RATING: E

LEGAL COSTS

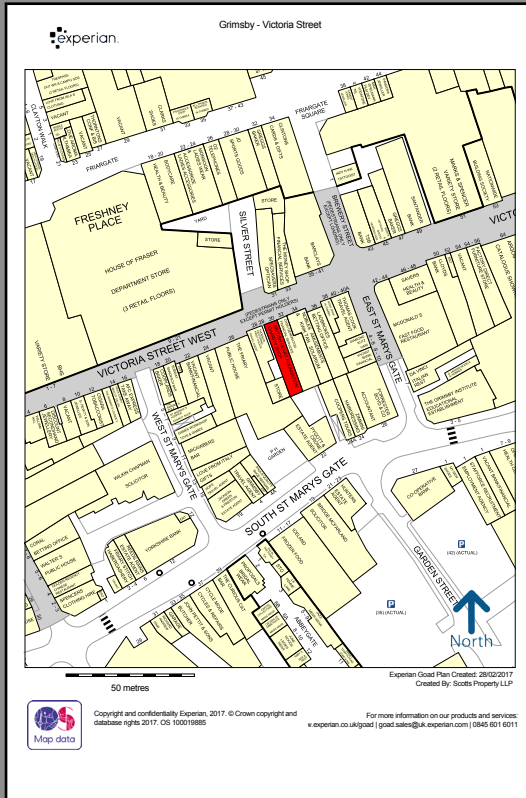
The incoming tenant will be responsible for all reasonable legal costs incurred together with any Stamp Duty Land Tax that may be payable.

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.6399**

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