

4 Victoria Street  
Grimsby, DN31 1DP

# TO LET

Good sized retail accommodation  
within Grimsby Town Centre

Extending to approximately  
68.9 sq m (742 sq ft) overall

Close proximity to Freshney  
Place Shopping Centre and  
Market Hall

Nearby occupiers include  
Barclays Bank, Subway, Hays  
Travel and Wilkos

**Guide Rent £15,000 p.a.**

**Scotts**  
01472 267000



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www.scotts-property.co.uk

## LOCATION

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 on the southern side of pedestrianised Victoria Street West, which is considered to be a prime retail pitch within the town centre. A number of national and regional operators are represented nearby including, McDonalds, Savers, Marks and Spencer and Greggs.

## DESCRIPTION

The property comprises the ground floor of a three-storey, mixed use premises in the heart of Grimsby Town Centre, encompassing an open plan retail space with counter divider, customer WC, rear storage, kitchenette and a further WC with full height roller shutters over a recessed doorway.

## ACCOMMODATION

Retail	61.3 sq m	(660 sq ft)
Ancillary	7.6 sq m	(82 sq ft)

## 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 £23,000 (Source: VOA website), although the premises will require reassessment should a change of use take place.

## DISPOSAL TERMS

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

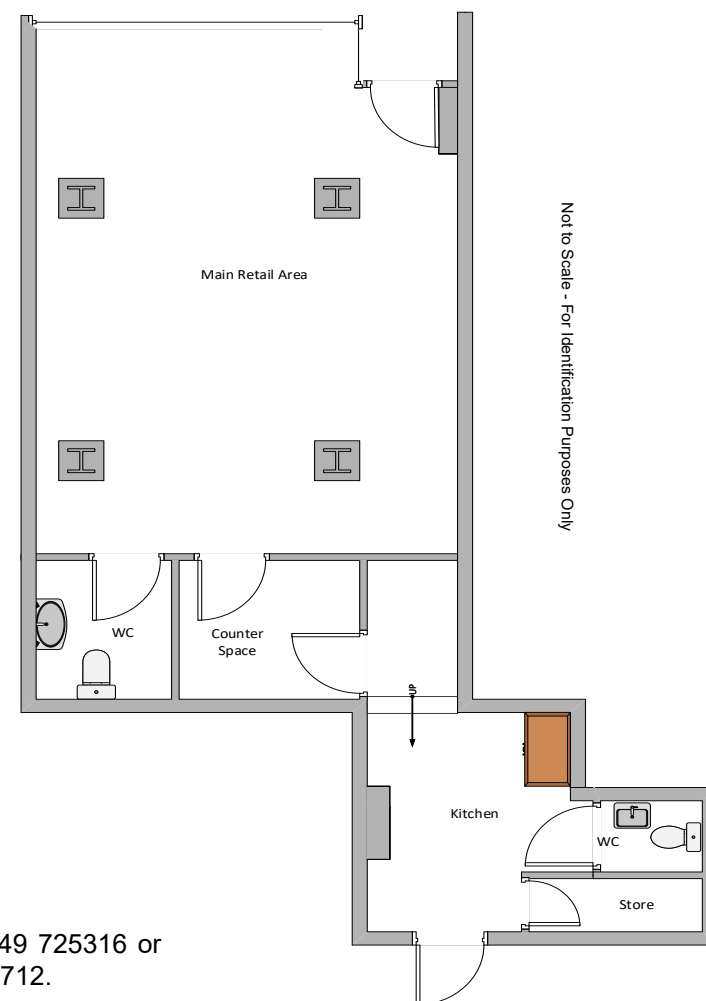
## ENERGY PERFORMANCE RATING: D (78)

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



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