

1st & 2nd Floors, 4-6 Victoria Street
Grimsby, DN31 1DP

TO LET / FOR SALE

Well-presented office premises within
Grimsby town centre

Extending to approximately
139.3 sq m (1,499 sq ft) overall

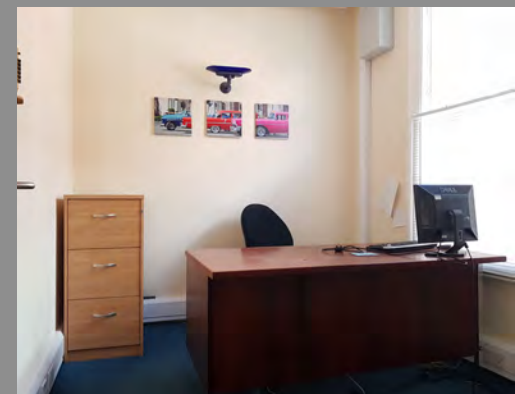
Comprising 6 offices with ancillary
accommodation over both floors

In close proximity to the Freshney Place
shopping centre

Nearby occupiers include House of
Fraser, Cooplands bakery, William Hill,
Barclays Bank and Subway

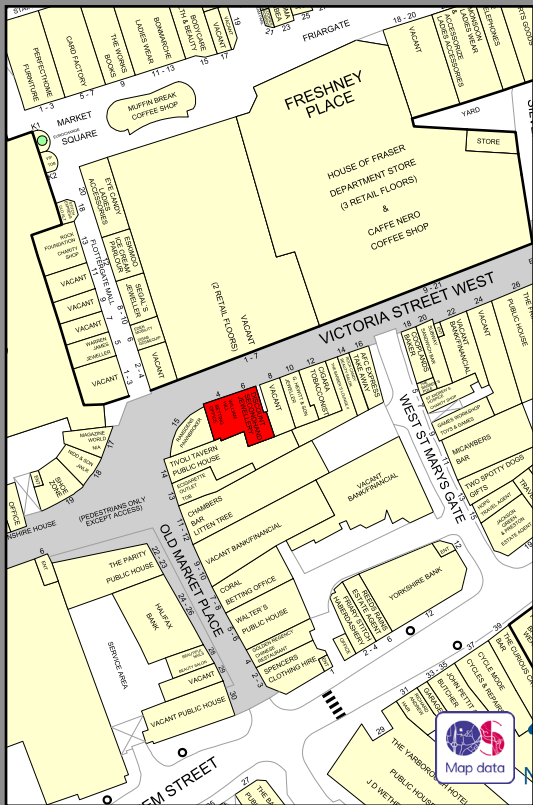
Guide Price £110,000
Guide Rent £10,000 p.a.

Scotts
01472 267000



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Not to Scale - For Identification Purposes Only

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www.scotts-property.co.uk

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 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 Freshney 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 restaurateurs and act as a catalyst for further development within Grimsby town centre.

The property comprises the first and second floors of a three storey mixed use premises directly within the heart of Grimsby town centre, comprising two offices with large reception area and kitchen on the first floor and an additional three offices and staff WC facilities on the second floor. The property benefits from a private entrance from Victoria Street West, a large open plan office on the second floor and has been finished to a good standard throughout. The ingoing tenant will be able to take advantage of some furnishings left in-situ by the former tenant if required.

ACCOMMODATION

First Floor

Reception / Offices	55.5 sq m	(597 sq ft)
Kitchen	11.0 sq m	(118 sq ft)

Second Floor

Offices	72.8 sq m	(784 sq ft)
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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 'Office & Premises' with a Rateable Value of £8,400 (Source: VOA website), although the premises will require reassessment should a change of use take place. The new occupier may be eligible for Small Business Rates Relief but should make contact with North East Lincolnshire Council for confirmation.

DISPOSAL / LEASE TERMS

The premises, which are held on a long-leasehold basis for an unexpired term in excess of 100 years at a peppercorn rent, are offered For Sale at a guide price of £110,000.

The premises are offered To Let for a minimum term of years to be agreed on an affective full repairing and insuring basis at a guide rent of £10,000 p.a.

ENERGY PERFORMANCE RATING: To be confirmed

LEGAL COSTS

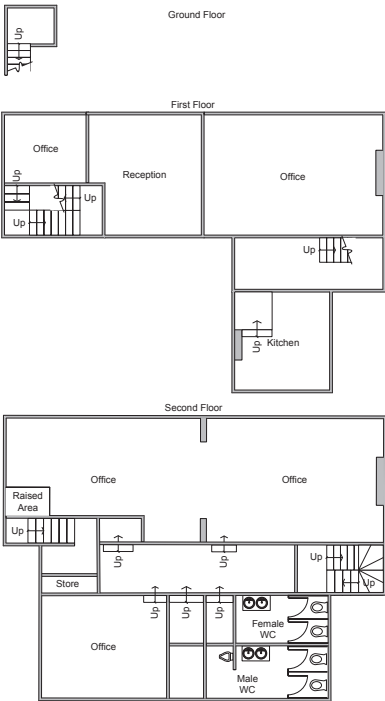
Each party will be responsible for their own legal costs incurred together with any Stamp Duty Land Tax that may be payable.

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

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