

54 Victoria Street
Grimsby, DN31 1BL

TO LET / FOR SALE

Three-storey town-centre
retail premises

Extending to approximately
219.7 sq m (2,364 sq ft) overall

Currently fitted out to a high standard,
but offering potential for an open-plan
retail area

Benefitting from high levels of
passing footfall

Nearby occupiers include
Santander, Natwest and M&S

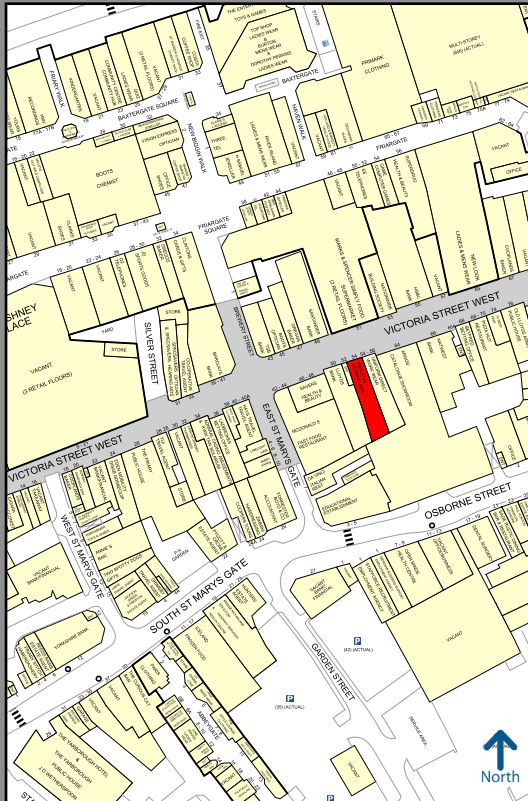
Guide Rent £25,000 p.a
Guide Price £230,000

Scotts
01472 267000



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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. The property is situated on the southern side of the pedestrianised Victoria Street West, forming part of the primary high street, directly within the heart of Grimsby town centre. As a result, it is well positioned to benefit from excellent passing footfall, particularly due to its close proximity to both the Riverhead bus stops and the Freshney Place shopping centre.

The property comprises three storey retail premises, previously occupied by Amplifon. Internally the ground floor accommodation could be entirely open plan, but is currently sub-divided into consulting rooms with a reception area to the front, staff ancillary accommodation to the rear and storage to the upper floors.

Nearby occupiers include Santander, Natwest and M&S.

ACCOMMODATION

| | | | |
|--------------|---------------------|-----------|-------------|
| Ground Floor | Retail / Ancillary | 88.4 sq m | (951 sq ft) |
| First Floor | Ancillary / Storage | 88.9 sq m | (957 sq ft) |
| Second Floor | Ancillary / Storage | 42.4 sq m | (456 sq ft) |

LEASE / 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 £25,000 per annum or For Sale at a guide price of £230,000.

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 £25,750 (Source VOA website), although the premises will require reassessment should a change of use take place.

LEGAL COSTS

In the event of a freehold sale then each party will be responsible for their own legal costs incurred together with any Stamp Duty Land Tax that may be payable. The ingoing 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.

ENERGY PERFORMANCE RATING: G (184)

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.6798**

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