

8 Victoria Street,  
Grimsby, DN31 1DP

# TO LET

Three storey town centre retail  
accommodation on the prime pitch

Extends to approximately  
152.7 sq m (1,644 sq ft) overall

Comprising ground floor sales with  
ancillary accommodation above

In close proximity to the Freshney  
Place shopping centre

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

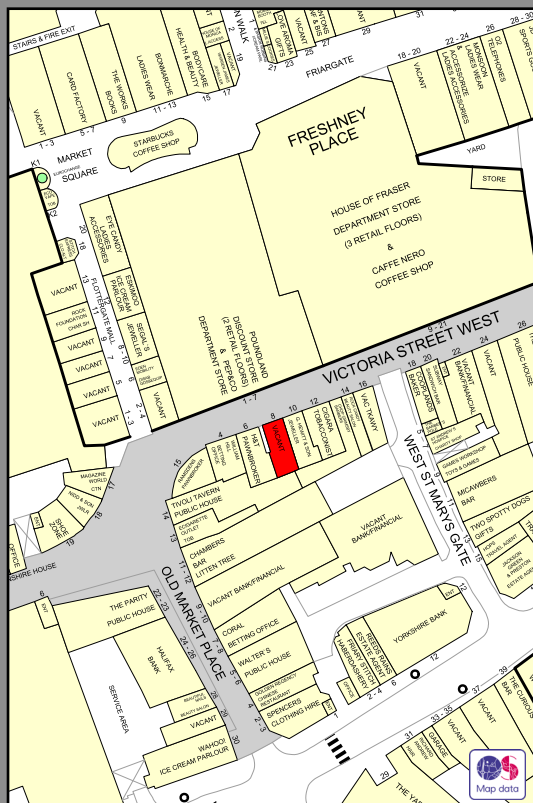
**Guide Rent £15,000 p.a**

**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 (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, Specsavers, 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 restauranters and act as a catalyst for further development within Grimsby town centre.

The property provides three-storey, mid-terraced retail premises, comprising predominantly open-plan retail accommodation with changing rooms/storage on the ground floor, ancillary office, kitchen and storage accommodation on the first floor and storage accommodation on the second floor. The property benefits from electrically operated roller shutters to the front and electric heating in part. The ground floor of the property is in a good internal state, although the parts of the upper floors may require refurbishment for use.

## ACCOMMODATION

### Ground Floor

Retail	60.2 sq m	(648 sq ft)
Ancillary	9.9 sq m	(107 sq ft)

### First Floor

Storage	26.4 sq m	(284 sq ft)
Ancillary	12.2 sq m	(131 sq ft)

### Second Floor

Storage	44.0 sq m	(473 sq ft)
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## LEASE 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.

## 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 £20,250 (Source: VOA website), although will require reassessment should a change of use take place.

## LEGAL COSTS

The incoming 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: E (113)**

## 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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