

Unit 2, Palace Court, Victoria Street
Grimsby, DN31 1PS

TO LET

Highly flexible edge-of-town retail
premises

Extending to approximately
206.9 sq m (2,227 sq ft)

High profile corner position with
return frontage

Potential to provide entirely
open-plan accommodation

Staff/customer parking to the rear

Guide Rent £20,000 p.a

Scotts
01472 267000



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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 positioned at the corner of Victoria Street North and Corporation Road, a short distance to the north of Grimsby town centre. Victoria Street North forms part of the A16, which adjoins the A180 to the north and in turn, the national motorway network to the west.

Palace Court is a highly prominent, multi-occupied, retailing scheme, with customer parking/loading to the rear. The scheme benefits from very high levels of passing traffic and is positioned in close proximity to the Alexander Retail Park, Victoria Retail Park and High Point Retail Park, with nearby occupiers including Tesco Extra, Next, Sports Direct, Dunelm and Domino's.

DESCRIPTION

The property comprises single storey retail premises, which have the potential to provide entirely open-plan accommodation, but are currently split to provide a sales area to the front, with staff ancillary/storage facilities to the rear. The property benefits from an extensive return display, each window utilising an internal roller shutter, an accessible WC and the potential for three customer entrances. The new occupier can additionally utilise the cellar if required, which is accessed from a hatch within the existing office accommodation.

ACCOMMODATION

Retail	137.5 sq m	(1,480 sq ft)
Cellar	69.4 sq ft	(747 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 £26,500 (Source: VOA website), although the premises will require reassessment should a change of use take place.

ENERGY PERFORMANCE RATING: D (83)

LEGAL COSTS / DISPOSAL TERMS

The ingoing tenant will be responsible for all reasonable legal costs incurred together with any Stamp Duty Land Tax that may be payable. 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 £20,000 per annum.

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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