

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

TO LET

Popular edge of town
development retail unit

c.232 sq m (2,500 sq ft)

High profile corner position

Suits uses within use classes A1,
A2, A3, A4 and A5

Nearby occupiers inc. The
Carphone Warehouse, Domino's
Pizza, Tesco, Dunelm, Pound
Stretcher and Next

Guide Rent £30,000 p.a.

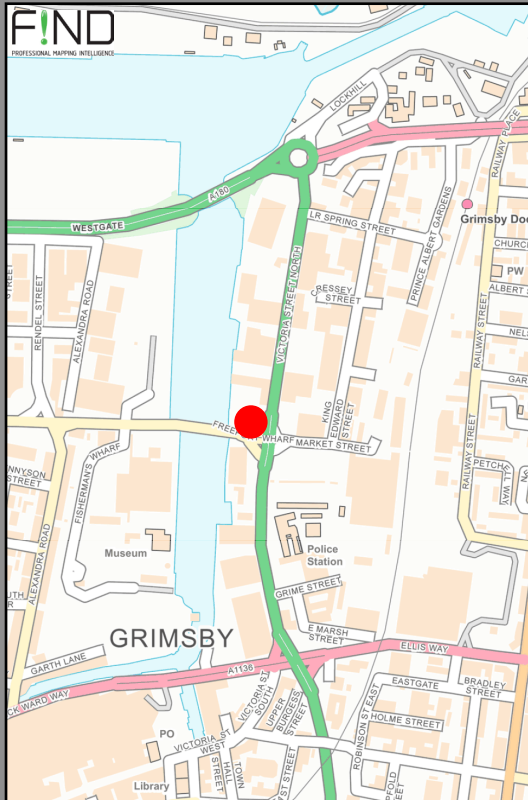


Scotts
01472 267000



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www.scotts-property.co.uk

LOCATION/DESCRIPTION

Palace Court is located at the junction of Victoria Street North and Corporation Road within a popular retailing area just north of Grimsby town centre. Nearby occupiers include Tesco Extra Superstore, Next, Sports Direct, Pound Stretcher, Dunelm and other occupiers in the Palace Court development include The Carphone Warehouse and Domino's.

The premises provide a single storey retail unit extending to approximately 232.0 sq m (2,500 sq ft) forming part of the Palace Court retail scheme. The development has the benefit of a dedicated car parking and loading areas together with good visibility from Victoria Street, Alexandra Retail Park. Victoria Retail Park and High Point Retail Park are all close by.

ACCOMMODATION

The premises extends to approximately 232.0 sq m (2,500 sq ft).

LEASE TERMS

The premises are available for a term of years to be agreed subject to five yearly upward only rent reviews in a full repairing and insuring basis.

A service charge will be levied to cover costs associated with the maintenance and repair of common parts. Rent levels will be determined based upon proposed use but are likely to be in the region of £30,000 per annum.

RATEABLE VALUE

The premises are entered on the Rating List as shop and premises with a rateable value of £40,500. The tenant will be responsible for the payment of any business rates at the premises.

ENERGY PERFORMANCE RATING: B

LEGAL COSTS

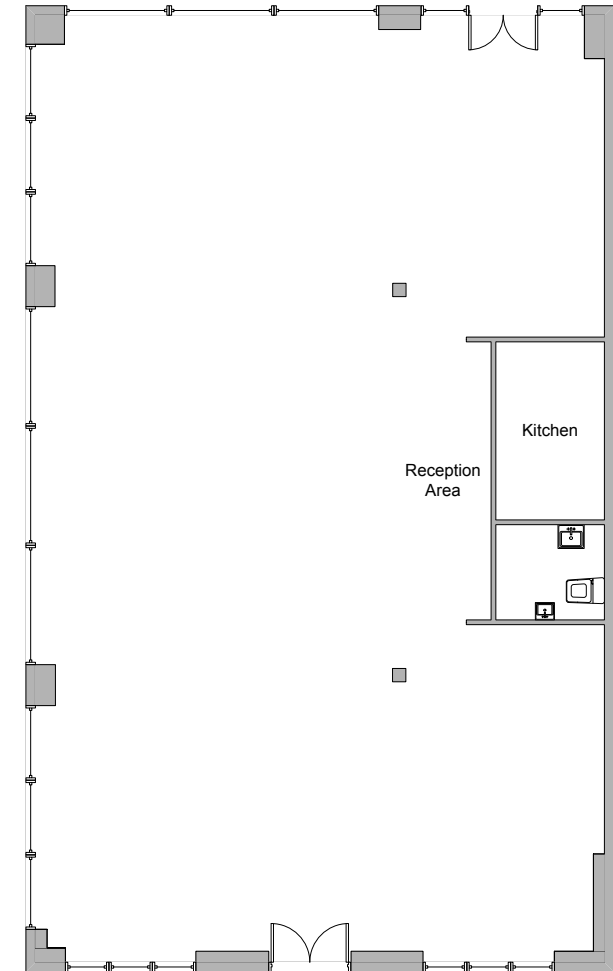
The incoming tenant will be responsible for all reasonable legal costs incurred together with any Stamp Duty Land Tax that may be payable.

FURTHER INFORMATION AND TO VIEW

Contact **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.6644**

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