

Unit 4 Palace Court,  
Victoria Street North, Grimsby, DN31 1PS

**TO LET**

Popular edge-of-town development

New retail unit c.107.0 sq m  
to be constructed as an extension to the  
existing scheme

Will suit retail uses within Use  
Classes A1, A2, A3, A4 and A5

The premises will be completed to  
a developer's shell

Occupiers inc. Bathstore.com,  
The Carphone Warehouse &  
Dominos Pizza

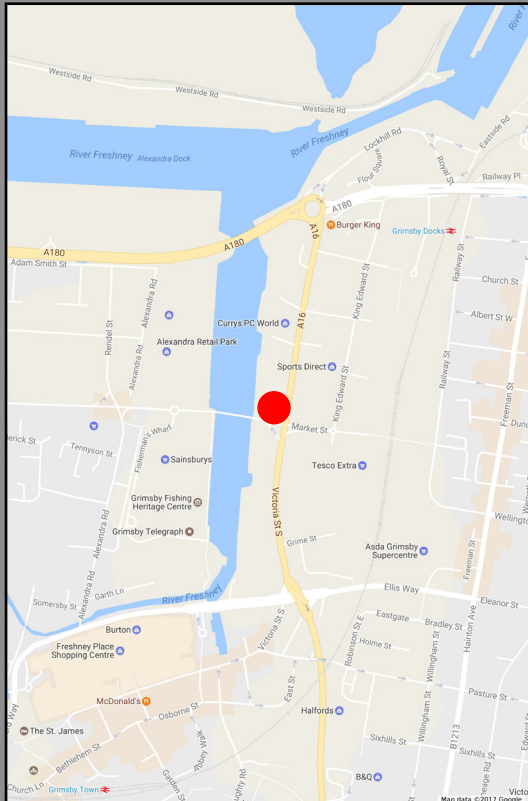
Rent £22,500 p.a.

**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. Nearby occupiers include Tesco Extra superstore, P C World, Next, Staples, JJB, Sports Soccer and occupiers in the Palace Court Development include Bathstore.com, The Carphone Warehouse and Dominos.

The intention is to provide a single-storey retail unit extending to approximately 107.0 sq m (1,151 sq ft) as part of the Palace Court Scheme. The Scheme has the benefit of dedicated car parking and loading areas, and also good visibility from Victoria Street North and Corporation Road. Alexandra Retail Park is also close by.

## ACCOMMODATION

It is intended to construct a unit providing approximately 107 sq m (1,151 sq ft)

## LEASE TERMS

The premises are available for a term of 20 years, subject to 5-yearly upward-only Rent Reviews on a Full Repairing and Insuring basis.

A Service Charge will be levied to cover costs associated with the maintenance of common parts.

## RATEABLE VALUE

The premises will require assessment for Rating purposes.

Prospective tenants are advised to make enquiries with the Local Authority, North East Lincolnshire Council on 01472 313131.

**ENERGY PERFORMANCE RATING:** Awaiting Confirmation

## 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](mailto: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.4145**

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