

18 Victoria Street, DN31 1DG &
5 West St Marys Gate, DN31 1LB

TO LET

Three-storey retail property

Extending to approximately
151.7 sq m (1,632 sq ft) overall

Potential open plan retail area

Return frontage

Additional separate retail unit

Nearby occupiers inc. The Body
Shop, Barclays Bank & McDonalds

Guide Rent £20,000 p.a

Scotts
01472 267000

18 Victoria Street, Grimsby

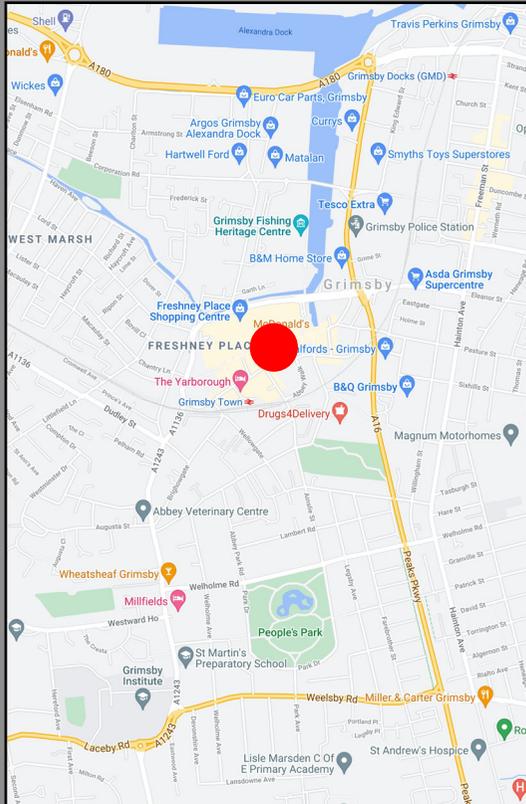


5 West St Marys Gate, Grimsby



18 Victoria Street, DN31 1DG &
5 West St Marys Gate, DN31 1LB

TO LET



Scotts
01472 267000
www.scotts-property.co.uk

LOCATION/DESCRIPTION

The town of Grimsby forms part of the larger Grimsby and Cleethorpes conurbation with a population of approximately 88,250. The town is situated approximately 27 miles east of Scunthorpe and 32 miles south-east of Kingston-Upon-Hull. In recent years, Grimsby has experienced considerable investment following the large offshore wind farm projects with further investment anticipated following the establishment of the Renewable Energy Centre at the Grimsby Institute for Further Education and proposed phase 2 of the Hornsea Project.

The property is located on the southern side of a pedestrianised Victoria Street West, close to the prime retail pitch in the town centre. Internally, the property comprises a retail unit incorporating, a ground floor retail area with offices with storage and ancillary accommodation over the remaining floors. The property also benefits from a 3 phase electricity supply.

An additional retail unit accessed via West St Marys Gate is available to sublet and provides separate open plan retail accommodation.

Nearby occupiers include the Bodyshop, McDonalds and Barclays Bank

ACCOMMODATION

18 Victoria Street

Ground	Retail	60.9 sq m	(655 sq ft)
First	Office	17.1 sq m	(184 sq ft)
First	Storage	11.0 sq m	(118 sq ft)
First	Ancillary	17.1 sq m	(184 sq ft)
Second	Storage	34.1 sq m	(367 sq ft)

5 West St Marys Gate

Ground	Retail	11.6 sq m	(125 sq ft)
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DISPOSAL/LEASE TERMS

The premises are offered To Let for a minimum term of years up to and including 30 September 2026 on a full repairing and insuring basis. Guide rent of £20,000 per annum.

Energy Performance Certificate

18 Victoria Street	C (69)
5 West St Marys Gate	C (69)

RATEABLE VALUE

The new occupier will be responsible for the payment of Business Rates at the property. We note that 18 Victoria Street is listed within the Rating List as 'Shop & Premises' with a Rateable Value of £18,750 (Source VOA website), although the premises will require reassessment should a change of use take place.

We note that 5 West St Marys Gate is listed within the Rating List as 'Shop & Premises' with a Rateable Value of £2,475 (Source VOA website), although the premises will require reassessment should a change of use take place.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred together with any Stamp Duty Land Tax that may be payable.

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.0000**

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