

Ground Floor, 112 Victoria Street,
Grimsby, DN31 1BA

TO LET

Ground floor commercial
premises in an established
location

63.0 sq m (678 sq ft) overall

Comprising open-plan
accommodation with ancillary
accommodation

Nearby occupiers include M&S,
McDonalds & Cooplands

Guide Rent £11,900 p.a.

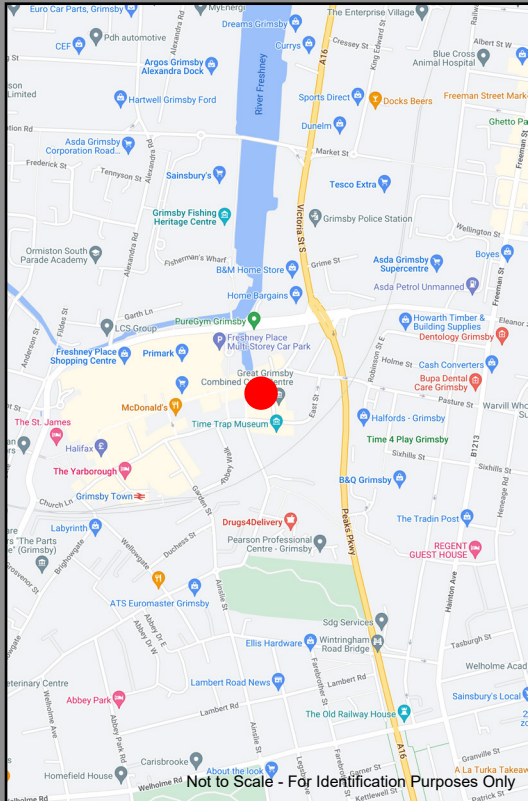


Scotts
01472 267000



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Not to Scale - For Identification Purposes Only

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LOCATION

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. The property is located on the southern side of Victoria Street on the periphery of the town centre while the A16 and national road network is 200m to the east and the Bus Station is directly opposite.

DESCRIPTION

The premises comprises the ground floor of mid-terrace property set within a popular parade of shops currently configured to provide open plan retail accommodation to the front of the property and kitchenette and WC to the rear with the internal specification comprising laminate and tile flooring with wallpapered walls beneath suspended ceilings with inset lighting. To the rear, the property benefits from a shared passageway accessed via Town Hall Street.

ACCOMMODATION

In more detail the accommodation comprises;

Ground Retail 63.0 sq m (678 sq ft)

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.

DISPOSAL/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 £11,960 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 £11,250 (Source VOA website), although the premises will require reassessment should a change of use take place. A new occupier may be eligible for Small Business Rates Relief but should make contact with North East Lincolnshire Council for confirmation.

ENERGY PERFORMANCE RATING: 'C'

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.6963**

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