

1st & 2nd floor, 154 Victoria Street,  
Grimsby, DN31 1NX

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# TO LET

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Two storey office  
accommodation

Accommodation extending to  
approximately 63.4 sq m  
(683 sq ft) overall

Comprising four offices and  
ancillary accommodation

Off-road parking for up to two  
vehicles

Close proximity to town centre

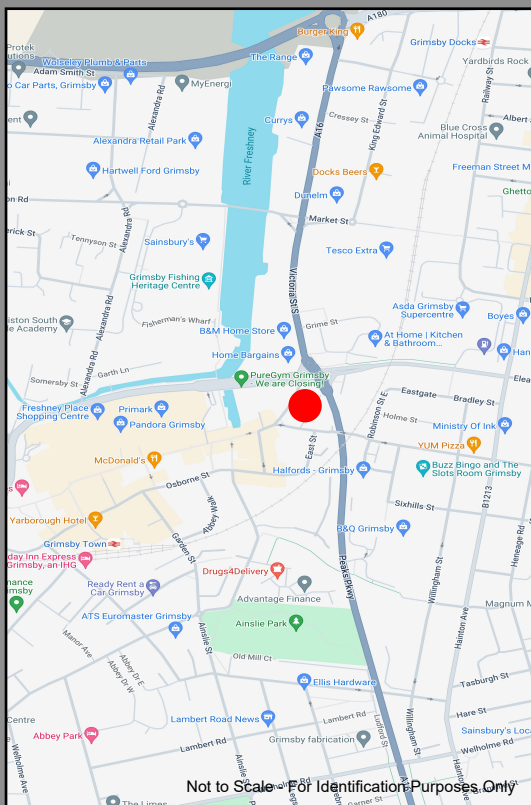
Guide rent £4,500 p.a

**Scotts**  
01472 267000



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www.scotts-property.co.uk

## LOCATION

The town of Grimsby is located within North East Lincolnshire and has a population of approximately 86,000 (Source: 2021 Census). The property is located on the eastern side of Victoria Street South, which adjoins the prime retailing pitch within the town centre approximately 200m to the west. Transport links to the property are good, with the central bus stops being located on Victoria Street/Town Hall Street, as well as a taxi rank directly outside. A large pay-and-display car park is also located on the opposite side of the road.

## DESCRIPTION

The property comprises two storey office accommodation, arranged over first and second floors, accessed via a private entrance from Upper Burgess Street. Internally, the property provides two offices on each floor, with the first floor additionally housing the staff ancillary accommodation. The ground floor could additionally provide a waiting area within a small porch and parking provision for up to two vehicles is included within the letting. Nearby occupiers include Allenby Stevenson, The Hope & Anchor public house, Manpower and a variety of other local retailers or service providers.

## ACCOMMODATION

### First Floor

Office 30.0 sq m (323 sq ft)  
Ancillary 4.7 sq m (51 sq ft)

### Second Floor

Office 28.7 sq m (309 sq ft)

## 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 £4,500 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 'Offices & Premises' with a Rateable Value of £4,300 (Source VOA website), although the premises will require reassessment should a change of use take place. The new occupier may be eligible for Small Business Rates Relief but should make contact with North East Lincolnshire Council for confirmation.

## LEGAL COSTS

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

**ENERGY PERFORMANCE RATING: D (95)**

## FURTHER INFORMATION AND TO VIEW

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