

1st & 2nd Floor, 4-6 Victoria Street,  
Grimsby, DN31 1DP

# INVESTMENT

Office premises within  
Grimsby town centre

Approximately 139.3 sq m  
(1,499 sq ft) overall

Comprising 6 offices with ancillary  
accommodation over both floors

Close proximity to  
Freshney Place Shopping Centre

Nearby occupiers include  
McDonald's, Savers, Greggs,  
Marks & Spencer & Poundstretcher

**Guide Price £65,000**

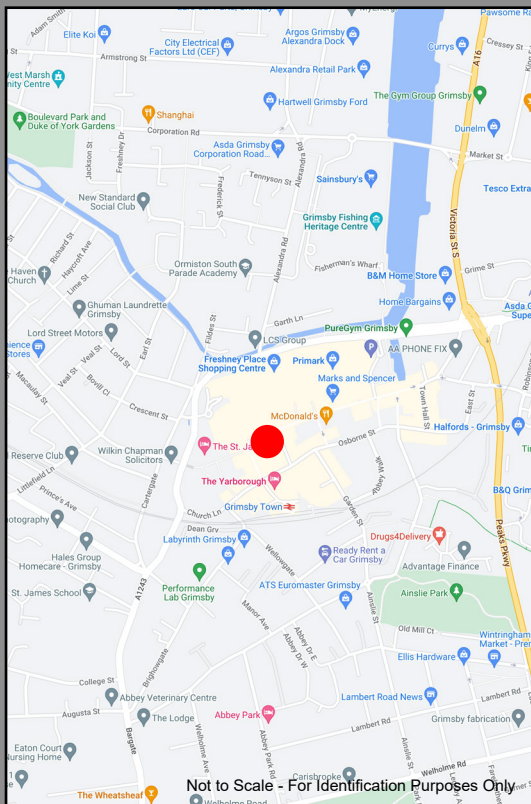
**Scotts**  
01472 267000



Photo taken 2022

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www.scotts-property.co.uk

## LOCATION

The property is located on the southern side of the pedestrianised Victoria Street West, which is considered to be the prime retailing pitch (outside the Freshney Place Shopping Centre) within the town centre. A large number of national and regional occupiers are represented including McDonald's, Savers, Marks & Spencer, Greggs and Poundstretcher.

The property is additionally well situated to benefit from close proximity to the Freshney Place shopping centre which is soon to undergo a multi-million-pound landmark mixed use leisure development. The proposed scheme will comprise a multi-screen cinema complex with a number of restaurants and act as a catalyst for further development and investment within Grimsby town centre.

## DESCRIPTION

The property comprises the first and second floors of a three storey mixed use premises directly within the heart of Grimsby town centre, comprising two offices with large reception area and kitchen on the first floor and an additional three offices and staff WC facilities on the second floor. The property also benefits from a private entrance from Victoria Street West.

## ACCOMMODATION

<b>First Floor</b>	Reception / Offices	55.5 sq m	(597 sq ft)
	Kitchen	11.0 sq m	(118 sq ft)
<b>Second Floor</b>	Offices	72.8 sq m	(784 sq ft)

## LEASE TERMS

The property is currently let on an effective repairing and insuring lease for a 3-year term expiring 31 August 2026 at a rent of £5,000 per annum year 1, £5,500 per annum year 2 and £6,500 per annum year 3.

## DISPOSAL TERMS

The premises are held on a long leasehold basis for a term of 250 years from June 2016 at a ground rent of £20 per annum. The long leasehold interest is offered For Sale at a guide price of £65,000.

## 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 £7,100 (2023 Rating List), 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: C

## FURTHER INFORMATION AND TO VIEW

Contact Kerry Burnett-Cox [kerry@scotts-property.co.uk](mailto:kerry@scotts-property.co.uk) 07749 725316 or Lawrence Brown [lawrence@scotts-property.co.uk](mailto:lawrence@scotts-property.co.uk) 07710 312712.

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