

90 Victoria Street,  
Grimsby, DN31 1BG

# TO LET

Town centre pub / nightclub  
premises

Renowned nightclub premises in the  
heart of Grimsby town centre

Comprises bar, lounge, dancefloor  
and ancillary accommodation

Extends to  
272.0 sq m (2,937 sq ft)

Opposite Riverhead and close to  
Freshney Place Shopping Centre

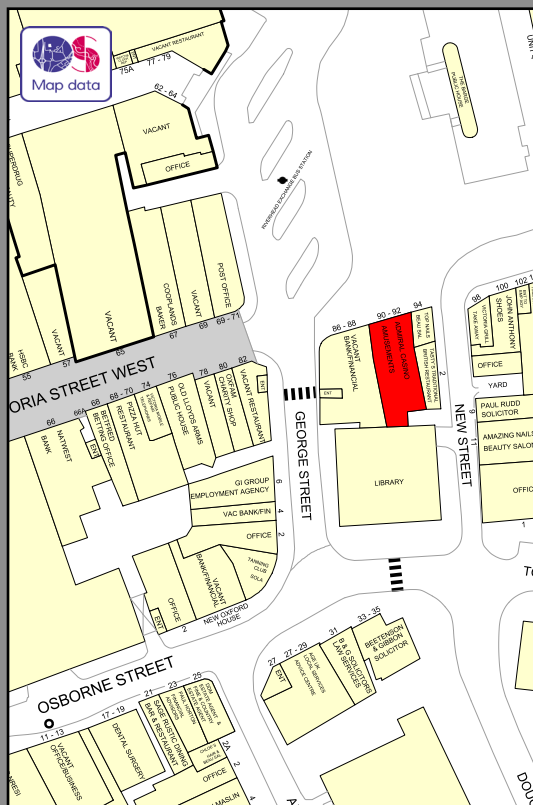
**Guide Rent £15,000 p.a.**

**Scotts**  
01472 267000



90 Victoria Street,  
Grimsby, DN31 1BG

TO LET



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

## LOCATION/DESCRIPTION

The Riverhead is a popular location in the heart of Grimsby town centre and provides a large open plaza with water frontage together with one of the main entrance points into the Freshney Place Shopping Centre. There are a number of pubs and restaurants in the vicinity and the premises were previously used for this purpose and would ideally suit a continuation of this function.

The premises form part of a three-storey building and are situated to the first and second floors with independent access directly from Victoria Street/Riverhead. The first floor provides a bar, seating area and dance floor together with ancillary cellar and kitchen accommodation. The second floor provides a range of offices and storerooms.

Access to the premises is excellent with numerous public car parks being located nearby and the premises are also immediately adjacent to two public transport links.

## ACCOMMODATION

### First Floor

Bar/lounge/dance floor area	177.9 sq m	(1,914 sq ft)
Ancillary	27.0 sq m	(291 sq ft)

### Second Floor

Offices	13.9 sq m	(149 sq ft)
Stores	53.2 sq m	(583 sq ft)

## LEASE TERMS

The premises are offered To Let for a minimum term of 5 years on an effective full repairing and insuring basis at a guide rent of £15,000 per annum.

## RATEABLE VALUE

The property is listed within the Rating List as 'Public House & Premises' with a Rateable Value of £16,500 (Source VOA website). The billing authority is North East Lincolnshire Council under billing reference 0412759. The incoming tenant will be responsible for the payment of business rates at the premises.

## 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.

## ENERGY PERFORMANCE RATING: D

## 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.6944**

Disclaimer: Scotts, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of Scotts has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.