

New Oxford House, 2 George Street,
Grimsby, DN31 1HB

TO LET

Prominent ground floor retail
premises within the town centre

Extending to approximately 153
sq m (1,647 sq ft) overall

Open plan sales area with
extensive display frontage

Situated on a main vehicular
route through the town centre

Guide Rent £20,000 p.a

Scotts
01472 267000



New Oxford House, 2 George Street,
Grimsby, DN31 1HB

TO LET



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

LOCATION

The property fronts Osborne Street and forms part of Grimsby's Central Business District. It is situated in close proximity to the prime retail pitch on Victoria Street and the Freshney Place shopping centre.

As a result, the premises are well positioned to benefit from a range of local amenities, together with a number of pay-and-display car parks. The primary transport hub and train station are also nearby, providing easy access to the surrounding areas. A new bus station is proposed to be developed opposite the premises.

DESCRIPTION

The premises provide ground floor retail/office accommodation within New Oxford House, the upper floors of which are occupied by North East Lincolnshire Council. In its current configuration, the property offers an open plan sales area with substantial display potential, although it could be reconfigured to suit occupier requirements.

Nearby occupiers include Pearson Test Centres and Sage Restaurant, together with a variety of other local retailers and professional service providers.

ACCOMMODATION

Ground Floor: 153 sq m (1,647 sq ft)

LEASE TERMS

The premises are offered To Let on a term of years to be agreed, on an effective full repairing and insuring basis, at a guide rent of £20,000 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 £17,250 (Source VOA website), although the premises will require reassessment should a change of use take place.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Awaiting confirmation.

LEGAL COSTS

The incoming tenant will be responsible for all reasonable legal costs incurred, together with any Stamp Duty Land Tax that may be payable.

FURTHER INFORMATION AND VIEWINGS

Lawrence Brown lawrence@scotts-property.co.uk 07710 312712 / Jordan Clarke jordan@scotts-property.co.uk 07525 813963

Offices: Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimsby** 12 Town Hall Street, DN31 1HN **CS.7242**

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.