



TO LET:

01482 645522

12 Victoria Street, GRIMSBY, DN31 1DP



Available on new lease, £25,000 per annum

FEATURES

Prominent retail unit

Ground floor sales 55.9 sq m (601 sq ft)

Additional storage to rear and upper floors

Close to Freshney Place, Bhs & House of Fraser

CONTACT

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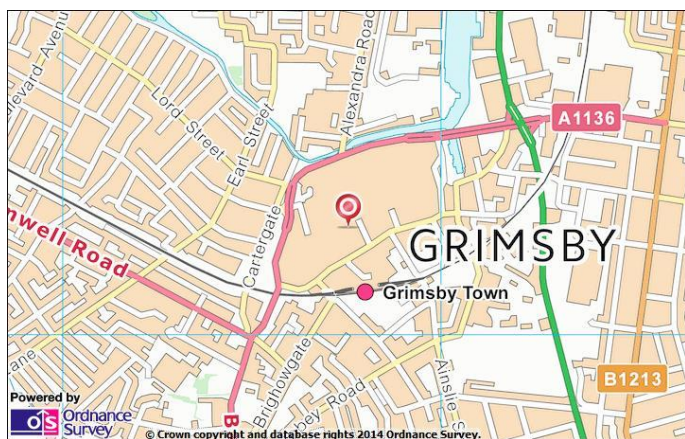
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DESCRIPTION

The property comprises a prominent retail unit providing ground floor retail space with ancillary storage to the rear at ground floor with further storage and staff accommodation to two upper floors.

The property is of traditional construction, originally dating from the Georgian period, but having a modern shop front. The retail space benefits from air-conditioning and includes a small partitioned office area. There is a raised floor and suspended ceilings.

LOCATION



The property is located on the south side of Victoria Street, the principal shopping street in Grimsby outside of Freshney Place, between West St Marys Gate and Old Market Place. Other nearby occupiers include Hewitts Jewellers, House of Fraser and Bhs.

Grimsby is the principal town within North East Lincolnshire. North East Lincolnshire has a total population of 160,000 people with a wider catchment area. The town is a world leader within the food industry and the region has a diverse economy including port related industries, logistics and engineering. The neighbouring town of Cleethorpes is a popular east coast tourist location.

TERMS

The property is being offered To Let on a new lease at a rent of £25,000 per annum. The lease will be granted on a full repairing and insuring basis with the length of lease to be agreed by negotiation.

For further information please contact Carl Bradley at Clark Weightman on 01482 645522 or Paul Clifford at Bacons Property Management on 01472 356412

ACCOMMODATION

Ground Floor

Retail 55.9 sq m (601 sq ft)

Ancillary retail / storage 13.1 sq m (141 sq ft)

First Floor

Staff / Storage 39.9 sq m (429 sq ft)

Second floor

Storage 36.8 sq m (396 sq ft)

WC

OTHER INFORMATION

Local Authority - North East Lincolnshire Council

Rateable Value - £22750 (2017)

EPC - The property has an EPC rating F.

Services - Mains water, electricity and drainage are connected to the property. Non of the services have been tested and prospective tenants are advised to check on the adequacy of these supplies for their purposes.

VAT - We will be pleased to confirm whether VAT is applicable to this transaction.

Commercial Property Leases – Prospective tenants are advised to take professional advice before entering into a lease. A copy of The Code for Leasing Business Premises in England and Wales 2007 can be viewed online at www.leasingbusinesspremises.co.uk.

Legal Costs – The incoming tenant will be responsible for the landlords legal costs incurred in respect of the preparation of the lease.

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