

4 Victoria Street
Grimsby, DN31 1DP

TO LET

Good sized retail
accommodation within
Grimsby Town Centre

Accommodation extending to
approximately 68.9 sq m
(742 sq ft) overall

Close proximity to Freshney
Place Shopping Centre and
Market Hall

Nearby occupiers include
Barclays Bank, Subway, Hays
Travel and Wilkos

Guide Rent £15,000 p.a

Scotts
01472 267000



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LOCATION

The town of Grimsby is located within North East Lincolnshire and has a population of approximately 88,250 (Source: Census 2011). The property is located on the southern side of pedestrianised Victoria Street West, which is considered to be a prime retail pitch within the town centre. A number of national and regional operators are represented nearby including, McDonalds, Savers, Marks and Spencer and Greggs

DESCRIPTION

The property comprises the ground floor of a three-storey, mixed use premises in the heart of Grimsby Town Centre, encompassing an open plan retail space with counter divider, customer WC, rear storage, kitchenette and a further WC with full height roller shutters over a recessed doorway.

ACCOMMODATION

In more detail the accommodation comprises

Retail	61.3 sq m	(660 sq ft)
Ancillary	7.6 sq m	(82 sq ft)

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 £23,000 (Source: VOA website), although the premises will require reassessment should a change of use take place.

DISPOSAL 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 £15,000 per annum.

ENERGY PERFORMANCE RATING: D (78)

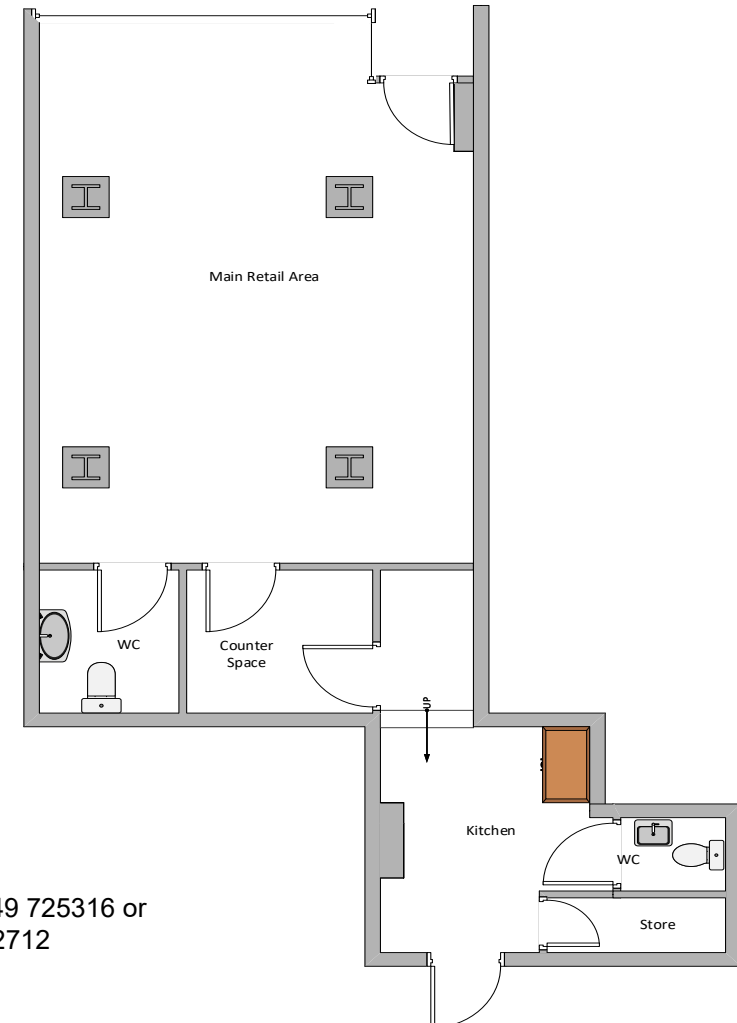
LEGAL COSTS

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 TO VIEW

Contact *Kerry Burnett Cox* kerry@scotts-property.co.uk 07749 725316 or
Lawrence Brown lawrence@scotts-property.co.uk 07710 312712

Not to Scale - For Identification Purposes Only



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