



**82 Victoria Street West, Grimsby,  
North East Lincolnshire, DN31 1HB**  
Retail 143.44 sq m (1,543 sq ft)



## Summary

- Prominent town centre retail premises of 143.44 sq m (1,543 sq ft) approx.
- Clear span retail accommodation with benefit of return frontage.
- Prime town centre location.
- Available upon new lease.

## Location

Grimsby is the main commercial centre for North East Lincolnshire having a resident population approaching 100,000 although benefiting from a much larger surrounding catchment area. Grimsby is ideally situated with road connections to the A180 which in turn provides access to the M180, The Humber Bridge and in addition to the Humberside International Airport which is located approximately 14 miles to the south west.

Grimsby is one of the largest ports in the country and is situated on the south bank of the Humber Estuary. The combined Humber Ports handle a large percentage of overseas trade (currently worth over £20 billion annually).

The property is located on the south side of Victoria Street West immediately upon its junction with George Street in what is regarded as a prominent and highly visible location immediately opposite Riverhead bus terminal and the eastern entrance to Freshney Place Shopping Centre.

## Description

The property comprises of large ground floor retail premises having frontage to Victoria Street West and also return frontage to George Street immediately opposite the Riverhead bus terminal.

The property provides clear span ground floor retail accommodation with ladies and gents WC facilities together with first floor office/storage accommodation above. The accommodation benefits from fitted lighting, external security shutters and covered canopy areas.

## Accommodation

The property provides the following approximate accommodation which has been measured on a net internal area basis in accordance with the RICS Code of Measuring Practice.

	Sq m	Sq ft
<b>Ground Floor</b>		
Retail Area	90.45	973
Ladies & Gents WC's		
<b>First Floor</b>		
Office/ Storage	52.99	570
<b>Total Accommodation</b>	<b>143.44</b>	<b>1,543</b>

## Terms

The property is available To Let, subject to the following terms and conditions.

## Rent & Lease Term

The commencing rent will be £27,500 per annum exclusive of rates, VAT (if applicable) and all other outgoings, payable quarterly in advance by banker's order. The property is registered for VAT. The premises are available by way of a new lease, terms by negotiation.

## Repairs and Insurance

The Tenant will be responsible for all internal repairs and decorations to the demised premises together with repair/maintenance to the shop front and the reimbursement of the annual insurance premium.

## Business Rates

The Tenant will be responsible for the payment of business rates. Verbal enquiries to the Local Authority reveal that the property currently attracts a 2023 rating list assessment of £20,250 (Shop & Premises), which is subject to the current Uniform Business Rate in the pound.

Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority directly and also to ascertain whether transitional relief is applicable to the property or if the rateable value is under appeal.

## Service Charge

The Tenant will be responsible to contribute towards the building service charge levied by the Landlord in respect of the future repair/maintenance and upkeep to the common parts of the property.

## EPC

A copy of the Certificate and Recommendation Report is available on request.

TBC



## Contacts

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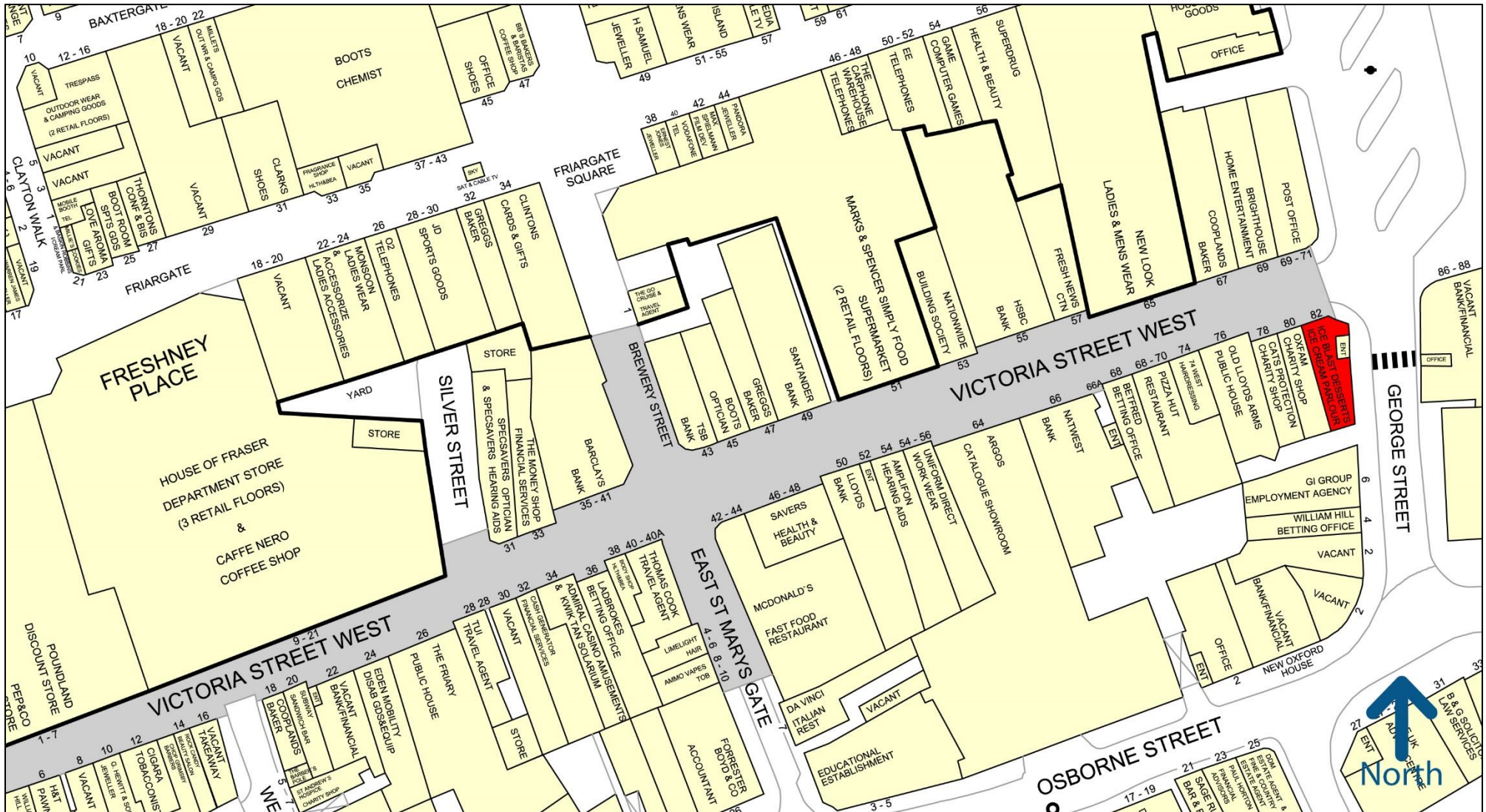
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