

40/40A Victoria Street  
Grimsby, DN31 1DG

## FOR SALE / TO LET

Two-storey town centre retail premises

Extending to approximately  
188.9 sq m (2,033 sq ft) overall

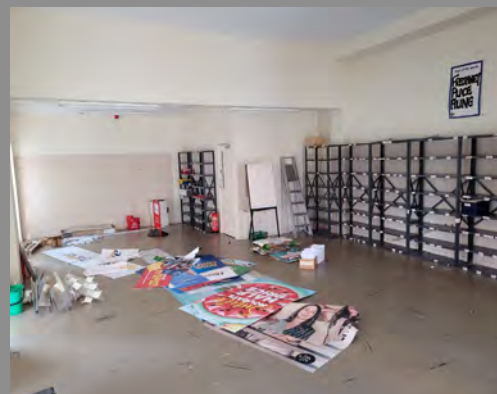
Potential open plan sale area

Return frontage

Nearby occupiers include the  
Bodyshop, McDonalds and  
Barclays Bank

**Guide Price £300,000**  
**Guide Rent £25,000 p.a**

**Scotts**  
01472 267000



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## LOCATION/DESCRIPTION

The town of Grimsby forms part of the larger Grimsby and Cleethorpes conurbation with a population of approximately 88,250. The town is situated approximately 27 miles east of Scunthorpe and 32 miles south-east of Kingston-Upon-Hull. In recent years, Grimsby has experienced considerable investment following the large offshore wind farm projects with further investment anticipated following the establishment of the Renewable Energy Centre at the Grimsby Institute for Further Education and proposed phase 2 of the Hornsea Project.

The property is located on the southern side of a pedestrianised Victoria Street West, close to the prime retail pitch in the town centre. Internally, the property comprises a retail area incorporating a currency desk, two offices and a small store to the ground floor, with a large storage area, kitchen and x2 WCs to the first floor.

The property comprises of a two-storey end-terrace retail premises, currently configured to provide retail accommodation with some ancillary accommodation at the rear on the ground floor and ancillary accommodation to the first floor.

Nearby occupiers include the Bodyshop, McDonalds and Barclays Bank

## ACCOMMODATION

### Ground Floor

Retail	76.9 sq m	(828 sq ft)
Ancillary	25.1 sq m	(270 sq ft)

### First Floor

Ancillary	86.9 sq m	(935 sq ft)
ITZA	58.5 sq m	(630 sq ft)

## DISPOSAL/LEASE TERMS

The premises are offered For Sale at a guide price of £300,000 or To Let for a minimum term of years to be agreed on a full repairing and insuring basis at a guide rent of £25,000 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 £35,250 (Source VOA website), although the premises will require reassessment should a change of use take place / the new occupier may be eligible for Small Business Rates Relief but should make contact with North East Lincolnshire Council for confirmation.

## LEGAL COSTS

In the event of a freehold sale then each party will be responsible for their own legal costs incurred together with any Stamp Duty Land Tax that may be payable. The ingoing 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 Kerry Burnett-Cox [kerry@scotts-property.co.uk](mailto:kerry@scotts-property.co.uk) 07749 725316 or Lawrence Brown [lawrence@scotts-property.co.uk](mailto:lawrence@scotts-property.co.uk) 07710 312712

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