

4 - 6 George Street,
Grimsby, DN31 1HB

TO LET

Prominent ground floor retail premises within the town centre

Extending to approximately
226 sq m (2,433 sq ft) overall

Open plan sales areas with
extensive display frontage

Opportunity to be split into
two individual units that could be
separately Let

Situated on a main vehicular route
through the town centre

Guide Rent £27,000 p.a.

Scotts
01472 267000



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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 into two individual units 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

4 George Street - Ground Floor Retail 1,051 sq ft (97.6 sq m)

6 George Street - Ground Floor Retail 1,382 sq ft (128.4 sq m)

DISPOSAL TERMS

The premises are available 'To Let' at a rent of £27,000 per annum.

Letting of individual units may be possible and further details can be available on application.

RATEABLE VALUE

The new occupier will be responsible for the payment of Business Rates. The premises are listed within the 2026 Rating List as "Shop & Premises", with a Rateable Value of £11,500 for 4 George Street and £15,000 for 6 George Street. The premises may require reassessment in the event of a change of use.

ENERGY PERFORMANCE RATING 4 George Street - C (74) / 6 George Street - E (102)

LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the incoming tenant responsible for any Stamp Duty Land Tax that may be payable.

FURTHER INFORMATION AND TO VIEW

Contact Jordan Clarke jordan@scotts-property.co.uk 07525 813963 or Lawrence Brown lawrence@scotts-property.co.uk 07710 312712 or joint agent PPH Commercial 01472 267513.

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