



TO LET

RETAIL

237 - 239 Victor Street, Grimsby, DN32 7BZ



Sanderson
Weatherall





Location

The property is situated in what is primarily a high density residential area on Victor Street in Grimsby. The property enjoys a prominent position at the corner of Victor Street and Wellington Street enjoying high volumes of passing traffic.. There are some other retail businesses and takeaways in relatively close proximity to the property and it is also situated close to the East marsh Childrens Centre, Wilco Motorsave, St Marys Roman Catholic Church and Primary School.

Victor Street is situated just over one mile to the north east of Grimsby town centre and less than half a mile to the east of the Freeman Street shopping area.

Description

The property comprises a ground floor lock up shop unit forming part of a larger end of terraced / corner property which was constructed around 100 years ago. The property has previously been used as a post office and retail use, but more recently as a tattoo studio. The property is of traditional brick construction under a pitched concrete tile roof. The windows to the principal elevations and the corner entrance door each benefit from security shutters. The property occupies virtually 100% of its site area. On street parking is available close by.

Please note the landlords will not allow the property to be used for a convenience store or similar use.

Accommodation

The property has been measured on a net internal basis.

Retail area: 28.16 sq m (303 sq ft)

Store room / office: 18.99 sq m (204 sq ft)

Staff room: 13.21 sq m (142 sq ft)

WC

Total: 60.36 sq m (649 sq ft)



Key Points

- Immediately available
- Ground floor lock up shop in prominent location
- Return frontage to Wellington Street
- Security Shutters
- Suitable for a variety of uses

Terms

The premises are available on a new lease on effectively an FRI basis at a rent of £5,200 per annum exclusive. The length of lease by negotiation.

ADDITIONAL INFORMATION

Local Authority: North East Lincolnshire Council.

Rateable Value: £3,700.

EPC: D (92)

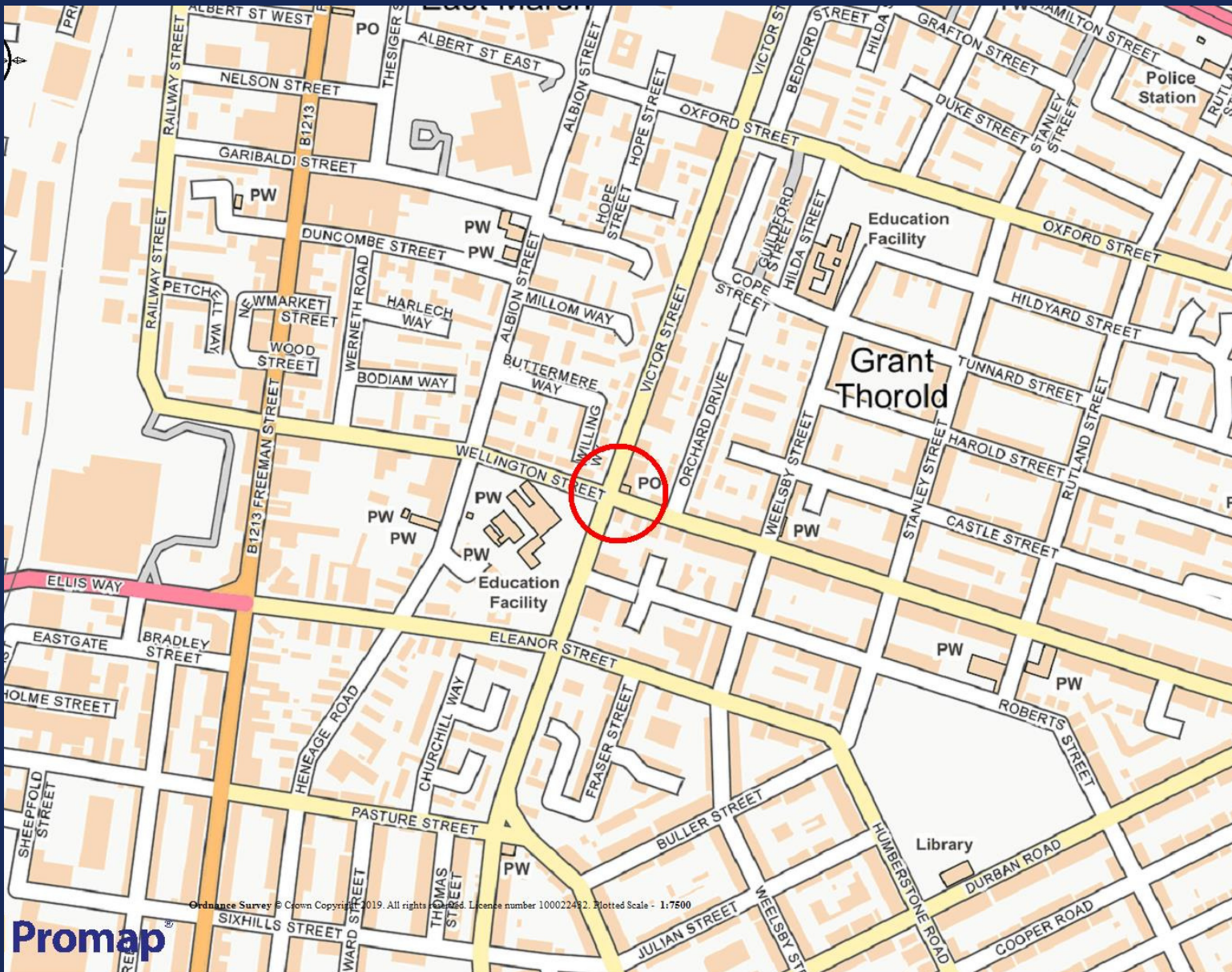
Services: Mains water, electricity and drainage are connected to the property. Tenants are advised to check on the suitability of supplies for their proposed use.

VAT: The rent quoted is exclusive of VAT. We are advised that VAT is not applicable to this transaction.

Code for Leasing Premises: It is intended that the lease will be prepared in accordance with the Code of Leasing Business Premises. A copy of the code is available on request.

Legal Costs: Each party will be responsible for their own legal costs incurred.





Viewings

Viewings and Further Information:

Viewings are strictly on an accompanied basis, by prior appointment, please contact the Sole Letting Agents:

Carl Bradley

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Promap

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