



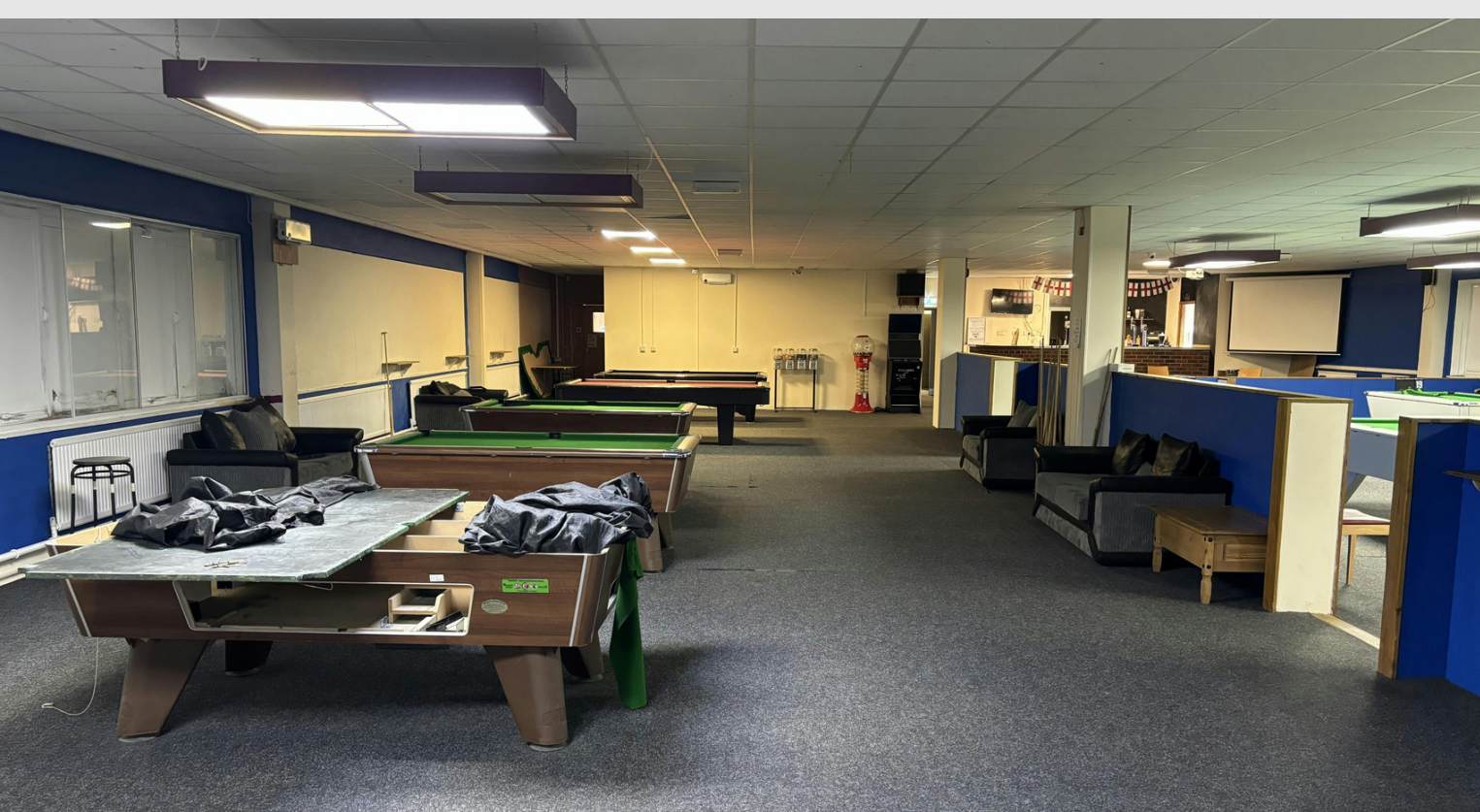
TO LET

FIRST & SECOND FLOOR SPACE WITHIN PROMINENT BUILDING

Bridge House, Victoria Street, Grimsby, DN31 1NH



**Sanderson
Weatherall**



Location

The junction with Freeport Wharf / Corporation Road and Market Street. This is a mixed use commercial area on the edge of the main town centre with other nearby occupiers including Tesco, Kwik Fit and Grimsby Police Station. The ground floor of the property is occupied by the Job Centre. Victoria Street provides access to the A180 motorway link road.

Description

The property comprises a three storey 1960's office building. The available space is situated at first and second floor. There is a self contained ground floor entrance lobby with staircase and lift access to the upper floors. Up until recently the now vacant space has been used as a snooker / pool hall and meeting rooms. The fit out is basic, but includes suspended ceilings. Each floor is of an open plan nature with various offices, kitchens, storage areas etc. There is a decked area outside the first floor function room. Each floor has toilet facilities.

Externally there is a large car park and allocated areas will be included with-in the demised areas of any new lettings.

Accommodation

The premises are available as a whole or can be subdivided on the following basis.

First floor snooker room 450.7sq m (4,850 sq ft)
 First floor function room 362.6 sq m (3,901 sq ft)
 Second floor pool hall 412.7 sq m (4,441 sq ft)
 Second floor function room 359.5 sq m
 (3,857 sq ft)

Total 1,585.5 sq m (17,049 sq ft)

Key Points

- Originally built as offices
- Now comprising snooker / pool hall & function rooms
- Edge of town centre location, opposite Tesco
- Car parking
- Sub-division possible.

Terms

A new lease(s) is available in respect of the available premises. Rents by negotiation from £3.50 per sq ft exclusive. Length of lease and other terms by negotiation.

ADDITIONAL INFORMATION

Local Authority: North East Lincolnshire Council

Rateable Value: There are four separate rating assessments for the property, each below the Small Business Rates Relief threshold.

EPC: The property's current energy rating is D

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: All rents and services charges quoted are exclusive of VAT. VAT is not applicable to this transaction.

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
Joint Letting Agents:

Carl Bradley

07971 875863

carl.bradley@sw.co.uk

Rob Hutchinson

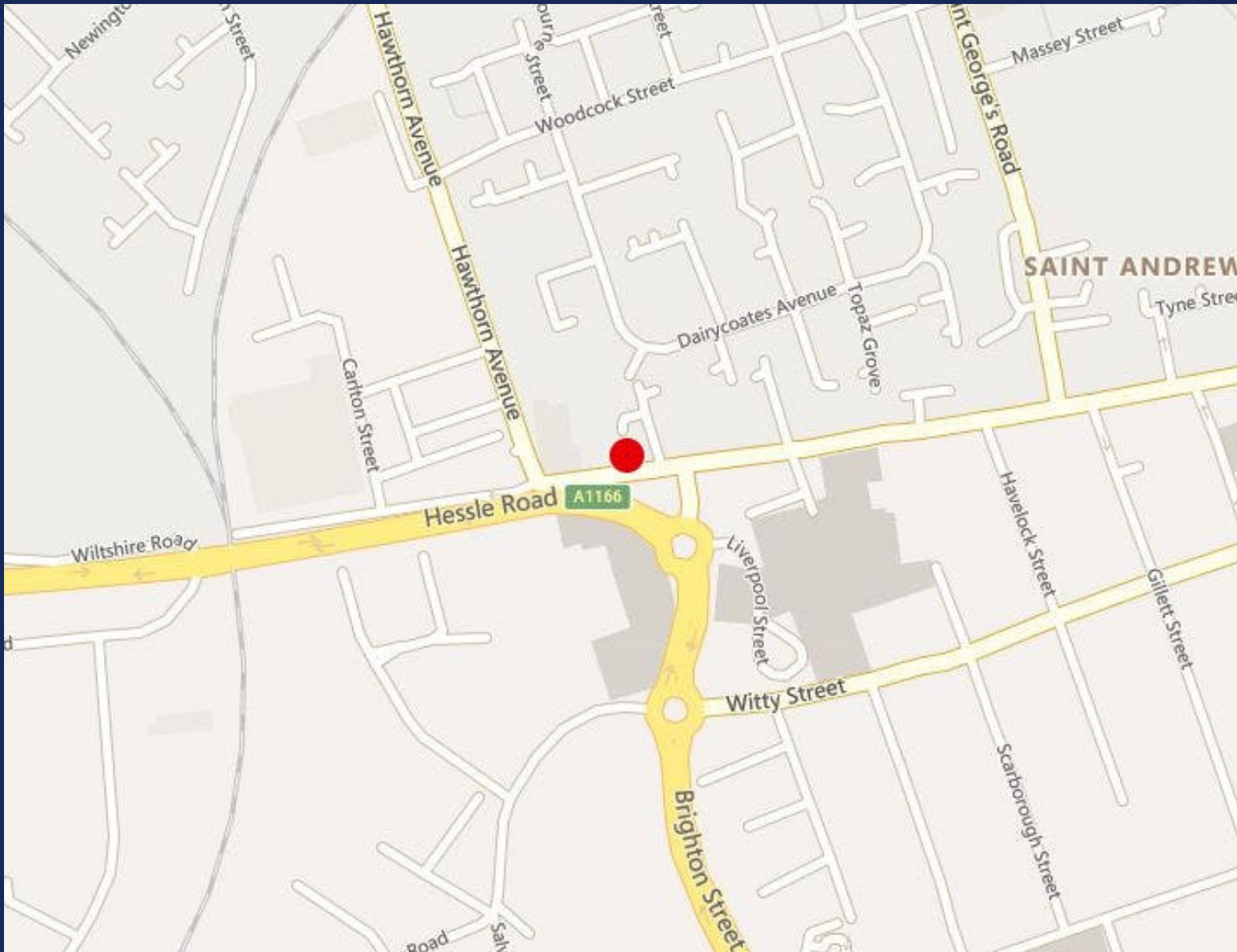
07903 141594

rob.hutchinson@sw.co.uk

Tom Grimshaw

07827 965146

tom@mcbeathproperty.co.uk



Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not take or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL - September 2025.



Sanderson
Weatherall