



TO LET

PROMINENT RETAIL UNIT

12 Victoria Street, Grimsby, DN31 1DP



Sanderson
Weatherall



Location

The property is located on the south side of Victoria Street, the principal shopping street in Grimsby outside of Freshney Place, between West St Marys Gate and Old Market Place. Other nearby occupiers include Hewitts Jewellers, House of Fraser and BHS.

Grimsby is the principal town within North East Lincolnshire. North East Lincolnshire has a total population of 160,000 people with a wider catchment area. The town is a world leader within the food industry and the region has a diverse economy including port related industries, logistics and engineering. The neighbouring town of Cleethorpes is a popular east coast tourist location.

Description

The property comprises a prominent retail unit providing ground floor retail space with ancillary storage to the rear at ground floor with further storage and staff accommodation to two upper floors.

The property is of traditional construction, originally dating from the Georgian period, but having a modern shop front. The retail space benefits from air-conditioning and includes a small partitioned office area. There is a raised floor and suspended ceilings.

Accommodation

Ground Floor

Retail 55.9 sq m (601 sq ft)

Ancillary retail / storage 13.1 sq m (141 sq ft)

First Floor

Staff / Storage 39.9 sq m (429 sq ft)

Second Floor

Storage 36.8 sq m (396 sq ft) and a WC

Key Points

- Ground floor sales 55.9 sq m (601 sq ft)
- Additional storage to rear and upper floors
- Close to Freshney Place, BHS & House of Fraser

Terms

The property is being offered To Let on a new lease at a rent of £25,000 per annum. The lease will be granted on a full repairing and insuring basis with the length of lease to be agreed by negotiation.

ADDITIONAL INFORMATION

Local Authority

North East Lincolnshire Council

Rateable Value

£22,750 (2017)

EPC

The property has an **EPC** rating of **F**

Services

Mains water, electricity and drainage are connected to the property. Non of the services have been tested and prospective tenants are advised to check on the adequacy of these supplies for their purposes.

VAT

We will be pleased to confirm whether VAT is applicable to this transaction.

Commercial Property Leases

Prospective tenants are advised to take professional advice before entering into a lease. A copy of The Code for Leasing Business Premises in England and Wales 2007 can be viewed online at www.leasingbusinesspremises.co.uk

Legal Costs

The ingoing tenant will be responsible for the landlords legal costs incurred in respect of the preparation of the lease.



Viewings

Viewings and Further Information:

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

Carl Bradley

07971 875863

carl.bradley@sw.co.uk

Rob Hutchinson

07903 141594

rob.hutchinson@sw.co.uk

Office Tel No: 01482 645 522

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**