



To Let

Retail / Leisure

3,134 sq m (33,734 sq ft)



6 Bull Ring Lane
St James Precinct
Grimsby, DN31 1EB

SW

Sanderson
Weatherall

Key points

- ▶ Large retail store in prominent town centre location
- ▶ Opposite Freshney Place & new cinema / leisure scheme
- ▶ Potential for alternative uses / sub-division
- ▶ Close to car parking and public transport

Description

The property comprises a large ground floor retail unit with rear ancillary space and further storage and a former cafe at first floor. The property benefits from frontages to Bull Ring Lane, St James Square and Bethlehem Street.

Potential exists to subdivide the property to suit occupational requirements.

The property benefits from a shared service yard which is accessed from Bethlehem Street.

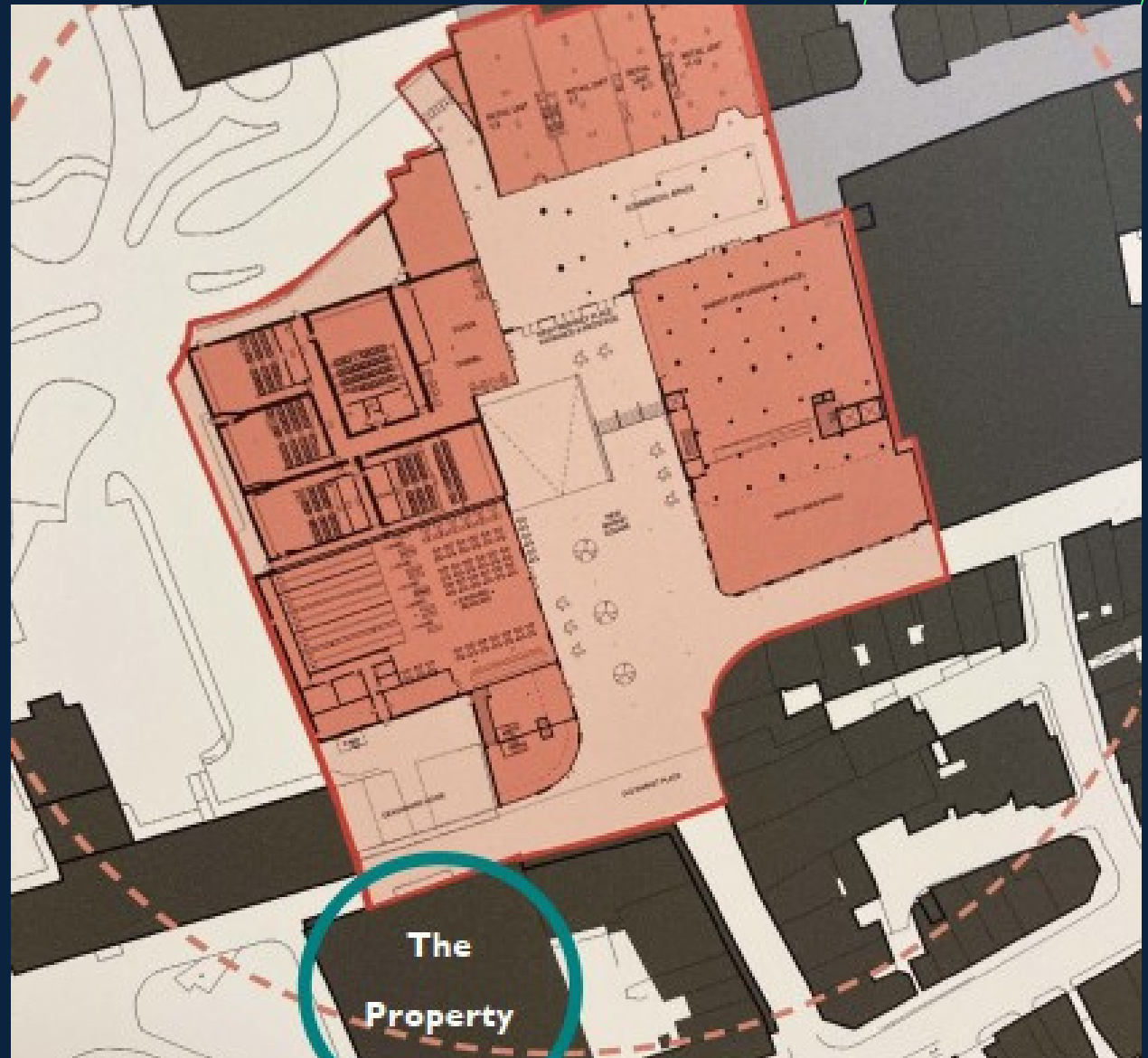


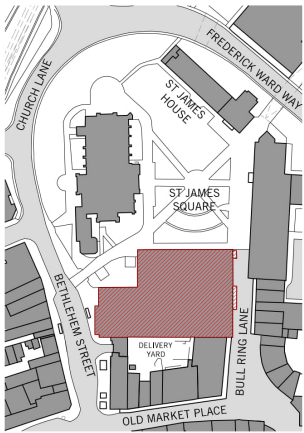
Location

The property is located in a prominent location in the heart of Grimsby town centre forming part of St James Precinct where other occupiers include Halifax and The Parity public house. Freshney Place shopping centre is opposite including the new cinema and market hall scheme which is currently under construction.

Grimsby town centre is currently benefiting from over £100m of Government and private investment including a recently opened NHS Community Diagnostic Centre within Freshney Place and the Horizon Youth Zone on Garth Lane.

The town centre is compact and is the dominant retail offer in North East Lincolnshire. North East Lincolnshire has a resident population of 160,000 with a wider catchment area.





LOCATION PLAN KEY
Scale 1:1250



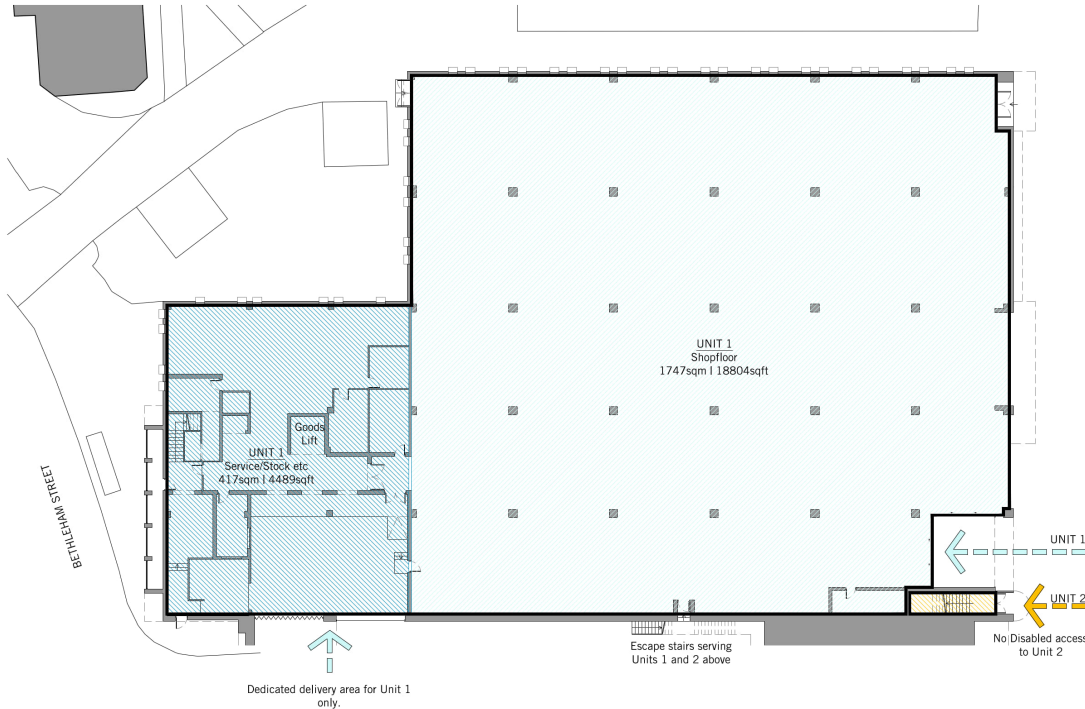
VIEW FROM BULL RING LANE



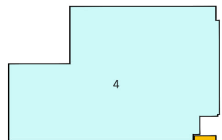
VIEW FROM BETHLEHEM STREET



VIEW FROM ST JAMES SQUARE



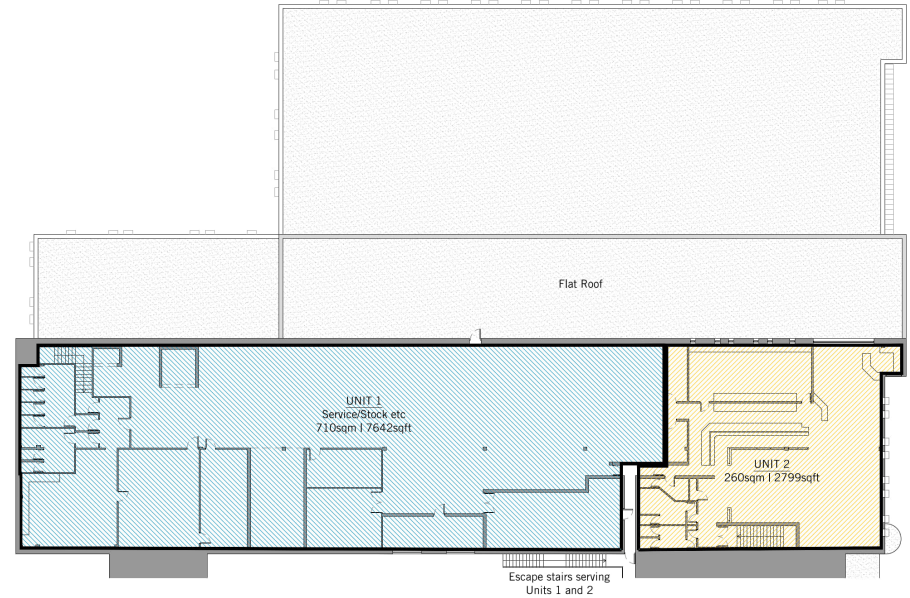
EXISTING GROUND FLOOR PLAN
Scale 1:200



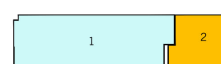
UNIT 1: 2164sqm | 23293sqft (Total 2874sqm | 30935sqft)
(Former Wilko)

UNIT 2: 10sqm | 108sqft (Total 270sqm | 2907sqft)
(Former Sidewalk Cafe)

Common Area: 200sqm | 2152sqft



EXISTING FIRST FLOOR PLAN
Scale 1:200



UNIT 1: 710sqm | 7642sqft (Total 2874sqm | 30935sqft)
(Former Wilko)

UNIT 2: 260sqm | 2799sqft (Total 270sqm | 2907sqft)
(Former Sidewalk Cafe)

id architecture

TITLE: Existing Floor Plans
CLIENT: Pointland Limited
PROJECT: Refurbishment
LOCATION: Wilko, Grimsby
DRAWN BY: DS
CHECKED BY: JL
SCALE: as noted
DATE: © January 2024
STAGE: Survey

DRG NO: **24002/009**

REV:





Accommodation

The property provides a ground floor retail unit with ground floor loading bay and warehouse together with additional first floor storage and staff space. The retail space has a gross frontage of approx. 40m (131 ft). The shop depth is 64m (210 ft).

There is a former cafe at first floor level with it's own self contained access.

G/F Sales	1,747	18,804
G/F Ancillary	417	4,489
F/F Ancillary	710	7,642
F/F Cafe	260	2,799
	3,134 sq m	33,734 sq ft

Tenure & Terms

The property is available on a new FR&I lease.

The rent and lease terms by negotiation.

VAT

The rent quoted is exclusive of VAT. VAT is not applicable to this transaction.

Rateable Value

A proposal has been submitted to re-assess the Rateable Value of the property. Further details on request.

EPC

The property has an EPC rating E.

Service Charge

There is an ad hoc service charge in respect of the cleaning and maintenance of the shared service yard. Further details on request.



Sanderson
Weatherall

Viewings

For further information or to
arrange a viewing please
contact the joint letting
agents:

- ▶ **Carl Bradley**
07971 875863
Carl.Bradley@sw.co.uk
- ▶ **Humber Office**
01482 645522
- ▶ **Joint Agent**
Jim Moloney
Smith Price RRG
0207 409 2100
jimmoloney@sprrg.co.uk



sw.co.uk



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June 2026