

GRIMSBY • 64 VICTORIA STREET



LOCATION

Grimsby is a coastal town and administrative centre in North East Lincolnshire. Situated on the south bank of the Humber estuary, Grimsby is located approximately 23 miles east of Scunthorpe.

The town has a population of 88,243 (Census, 2011) and forms a conurbation with adjoining Cleethorpes.

The property is Grade II listed and occupies a prime pitch fronting pedestrianised Victoria Street in the prime retail core.

64 Victoria Street overlooks Freshney Place Shopping Centre and is opposite to **M&S Foodhall** and **Nationwide**. Other occupiers in the immediate vicinity include **Boots, New Look, Savers, Greggs, Amplifon, Betfred, Natwest, HSBC** and **Lloyds Bank**.

ACCOMODATION

The property is to be arranged over ground floor and provide the following gross internal areas:

Ground Floor Sales | 13,174 sq ft (1,224 sq m)

*Upper floors may be available. Please contact the letting agents for further details.

TERMS

The property is available as a whole or in part by way of a new effectively full repairing and insuring lease(s) on terms to be agreed.

Various sub-division options are available. For further information, please contact the letting agents.

Rent on application.

A service charge may also be levied. Further details on request.

RATING

The premises will require re-assessing for rating purposes.

Interested parties are advised to make their own enquiries with the local rating authority for an accurate assessment and information regarding any relief which may be available.

EPC

An EPC will be made available on request.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with any letting transaction.

VAT

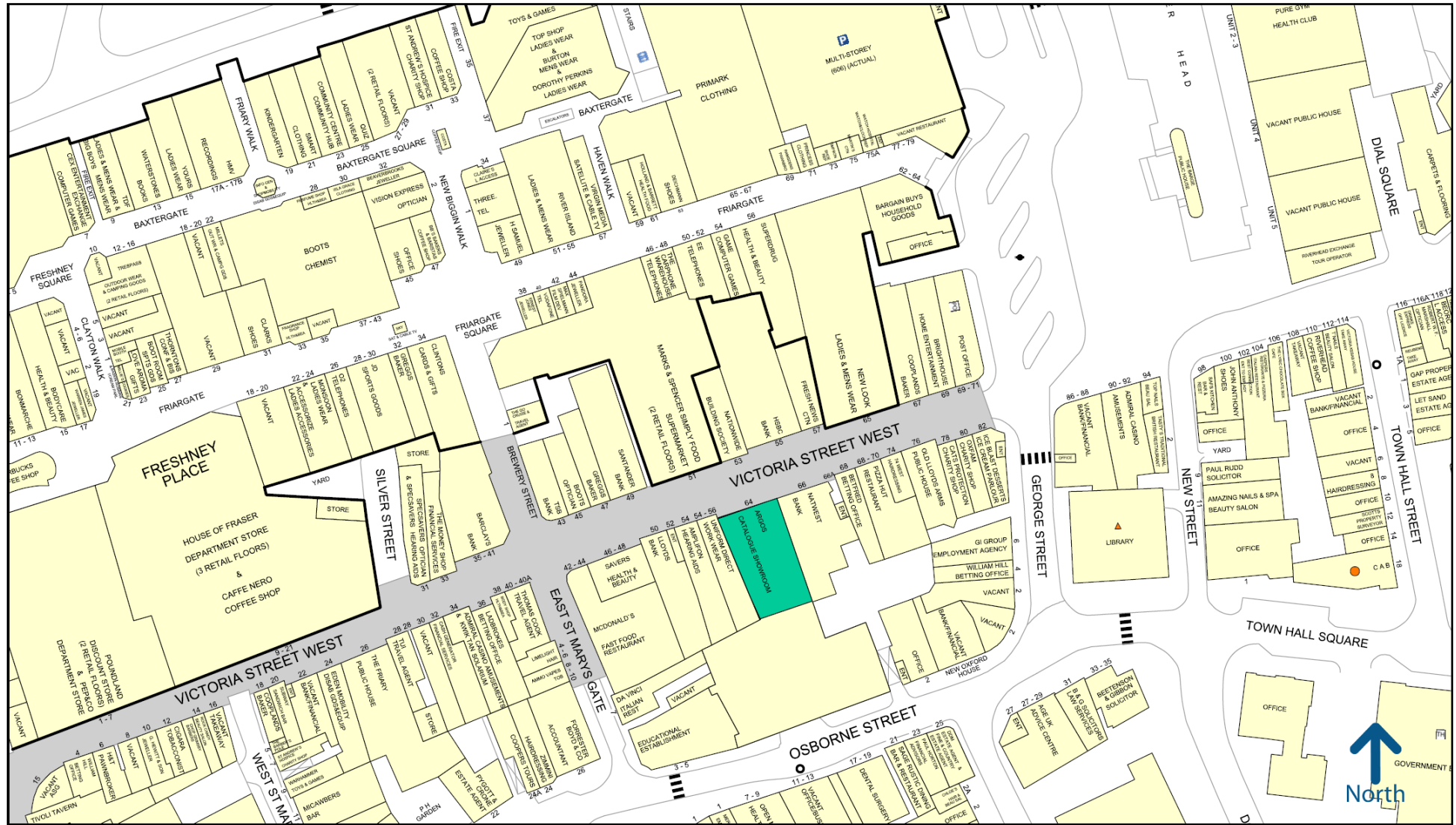
All figures quoted are net of VAT which may be payable in addition.

VIEWINGS

Strictly via prior appointment through the letting agents Rawstron Johnson - 0113 450 7000 or email anthony@rj-ltd.co.uk

SUBJECT TO CONTRACT AND VACANT POSSESSION

LARGE PRIME RETAIL PREMISES TO LET - POTENTIAL TO SUB-DIVIDE



Experian Goad Plan Created: 17/02/2020
Created By: Rawstron Johnson

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