



**TO LET - DUE TO RETIREMENT**

**397A VICTORIA STREET NORTH, GRIMSBY, DN31 1PS**

**/// desks.sector.extra**







**Prominent roadside site**

**Providing forecourt, workshop, shop / office, canopy and pump island**

**Close to The Range, Burger King, Currys, Lees and Wilsons**

**Suitability for a variety of uses**

**New lease: £35,000 pa**

## LOCATION

This prominent roadside site is situated on the west side of Victoria Street North close to the Lockhill Roundabout junction which provides direct access on to the A180 motorway link road. Grimsby's main town centre is approximately 0.6 miles to the south of the property. This is a mixed used area with nearby occupiers including The Range, Wilsons Carpets, Lees Furnishers, Burger King, Currys and Dreams. King Edward Street, which runs parallel to Victoria Street North is home to a range of industrial and leisure occupiers and provides access to E-Factor's Enterprise Village.

## DESCRIPTION

The property comprises a single storey shop and rental office with adjoining workshop. The shop and office benefit from a tiled floor, electric heating, surface mounted fluorescent lighting and security shutters. The forecourt has a canopy and pump island. There are 5 x 9,000l fuel tanks (diesel at present) which the landlords are willing to decommission depending on proposed future use. The forecourt offers generous space for either parking or vehicle display spaces.

## SITE AREA AND ACCOMMODATION

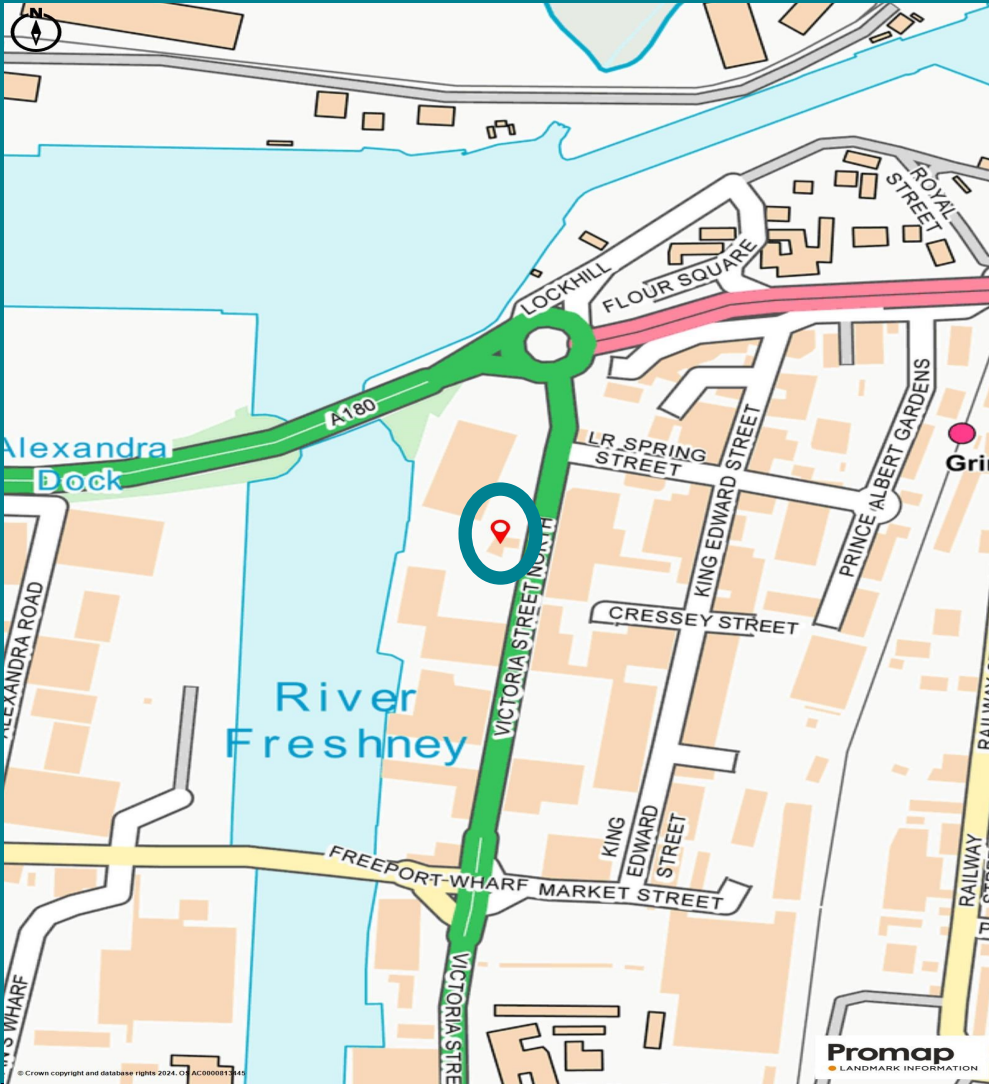
The site area is approximately 687 sq m (0.17 acres). Building floor areas are as follows:

Shop	26.87 sq m	(290 sq ft)
Rental office	13.01 sq m	(140 sq ft)
Office and staff room	19.26 sq m	(207 sq ft)
WC		
Workshop	73.35 sq m	(789 sq ft)
<b>Total</b>	<b>132.5 sq m</b>	<b>(1,425 sq ft)</b>









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**TERMS**

The property is available by way of a new lease on a full repairing and insuring basis at a rent of £35,000 per annum exclusive. The length of lease to be by negotiation.

**ADDITIONAL INFORMATION**

**Local Authority:** North East Lincolnshire Council.

**Rateable Value:** £6,400 - Petrol Filling Station and Premises. We expect the Rateable Value will need to be reassessed depending on a new tenants use of the premises.

**EPC:** TBC.

**Services:** Mains water, electricity and drainage are connected to the property. Prospective tenants are advised to check on the suitability of the services for their proposed use.

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

**Code for Leasing Business Premises:** It is intended that the lease will be prepared in accordance with the Code for Leasing Business Premises.

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

**VIEWING AND FURTHER INFORMATION**

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