

Lot 63, 31/33 Victoria Street, Grimsby,

Lincolnshire DN31 1DL

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



Freehold Retail Investment

www.acuitus.co.uk

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Property Information

Freehold Retail Investment		Location	Description
<ul style="list-style-type: none">Majority let to Specsavers Optical Superstores Limited on a recently renewed 5 year lease (subject to option)Part let to Lincolnshire Co-Operative Limited - tenant break not exercised in December 2024Totalling approximately 563.46 sq m (6,065 sq ft)Prime pedestrianised town centre location on the main shopping streetClose to Freshney Place Shopping Centre and other retailers including McDonald's, Pizza Hut and Halifax, Lloyds & Nationwide Banks		Miles33 south-east of Kingston upon Hull, 35 north-east of Lincoln	The property comprises two shops arranged on the ground, first and second floors.
		RoadsA1, M1 and M180	
		RailGrimsby Town Railway Station	
		AirHumberside Airport	
		Situation	VAT
		The property is located in a prominent corner position on the pedestrianised Victoria Street West, the prime shopping street in Grimsby. Nearby occupiers include McDonald's, Pizza Hut and Halifax, Lloyds & Nationwide Banks. The property also benefits from being close to the Brewery Street entrance to Freshney Place Shopping Centre, which houses retailers such as Boots, Costa Coffee, Greggs, JD Sports, Marks & Spencer, Next, and TK Maxx.	VAT is applicable to this lot.
Lot	Auction		Note
63	30th October 2025		
Rent	Status		
£52,500 per Annum Exclusive	Available		
Sector	Auction Venue	Please note the buyer will pay 1% excluding VAT of the purchase price towards the Vendor's costs in addition to the cost of the searches. Please see Special Conditions of Sale.	
High Street Retail	Live Streamed Auction		
On Behalf of Trustees			
		Tenure	
		Freehold.	
		EPC	
		The EPC will be available to view online in the solicitor's legal pack.	

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground First Second	Retail Ancillary Ancillary	132.00 186.00 147.00	(1,421) (1,991) (1,682)	SPECSAVERS OPTICAL SUPERSTORES LIMITED (t/a Specsavers)	5 years from 05/09/2025 (1)	£30,000 (2)
Ground	Retail	90.20	(971)	LINCOLNSHIRE CO-OPERATIVE LIMITED (t/a Lincolnshire Co-Op Grimsby Travel)	10 years from 10/12/2019	£22,500
Total		563.46 (3)	(6,065) (3)			£52,500 (2)

(1) The lease is subject to a tenant option to determine on 30/09/2028.

(2) The lease provides for a period of half rent until 05/09/2026. The Seller will 'top-up' the rent from completion of the sale until the end of concessionary rental period, so the property will effectively produce £50,000 per annum from completion of the sale.

(3) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

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2024