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For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)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

- 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 2024
- Totalling approximately 563.46 sq m (6,065 sq ft)
- Prime pedestrianised town centre location on the main shopping street
- Close to Freshney Place Shopping Centre and other retailers including McDonald's, Pizza Hut and Halifax, Lloyds & Nationwide Banks

Auction

Status

Available

30th October 2025

**Auction Venue** 

Live Streamed Auction

#### Lot

63

#### Rent

£52,500 per Annum Exclusive

### Sector

High Street Retail

On Behalf of Trustees

### Location

Miles 33 south-east of Kingston upon Hull, 35 north-east of Lincoln

Roads A1, M1 and M180

Rail Grimsby Town Railway Station

Air Humberside Airport

#### Situation

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.

### **Tenure**

Freehold

### **EPC**

Band B

### **Description**

The property comprises two shops arranged on the ground, first and second floors

#### VAT

VAT is applicable to this lot.

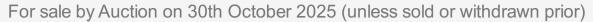
#### Note

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.

#### DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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### **Tenancy & Accommodation**

| Floor                     | Use                              | Floor Areas<br>Approx sq m | Floor Areas<br>Approx sq ft   | Tenant  | Term                        | Rent p.a.x. |
|---------------------------|----------------------------------|----------------------------|-------------------------------|---|-----------------------------|-------------|
| Ground<br>First<br>Second | Retail<br>Ancillary<br>Ancillary | 132.00<br>186.00<br>147.00 | (1,421)<br>(1,991)<br>(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.

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

<sup>(2)</sup> 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.

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### **Contacts**

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#### **Seller's Solicitors**

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