

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For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)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	
- 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	
Lot 63	Auction 30th October 2025
Rent £52,500 per Annum Exclusive	Status Available
Sector High Street Retail	Auction Venue Live Streamed Auction
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 Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground	Retail	132.00	(1,421)	SPECSAVERS OPTICAL SUPERSTORES LIMITED (t/a Specsavers)	5 years from 05/09/2025 (1)	£30,000 (2)
First	Ancillary	186.00	(1,991)			
Second	Ancillary	147.00	(1,682)			
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