

lot 26

22 Victoria Street West, Grimsby Lincolnshire DN31 1DP

Rent
£53,500
per annum
exclusive

Freehold Retail Investment

- Let to Bradford & Bingley, t/a Santander until 2019
- Rent review in 2014

- Prime pedestrianised town centre location
- Opposite the Freshney Place Shopping Centre



Location

Estimated District Population: 87,500
Miles: 35 north-east of Lincoln
33 south-east of Kingston upon Hull
Roads: Major access from the A1, M1 and M180
Rail: Grimsby Town Rail
Air: Humberside International Airport

Situation

The property sits in a prominent town centre location directly opposite House of Fraser, on the prime pedestrianised shopping street in Grimsby. The Freshney Place Shopping Centre on the opposite side of the street has over 100 stores with occupiers including House of Fraser, Marks & Spencer, New Look and W H Smith.

Description

The property comprises GROUND FLOOR RETAIL ACCOMMODATION, arranged as a bank, and self-contained FIRST FLOOR OFFICES. The offices have been sub-let by the tenant.

Tenure

Freehold.

VAT

VAT is not applicable on this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Gross Frontage		9.70 m	(31' 8")	BRADFORD & BINGLEY PLC (t/a SANTANDER)	15 years from 25/03/2004 until 2019 on a full repairing and insuring lease	£53,500	24/06/2014
Net Frontage		7.42 m	(24' 3")				
Shop Depth		13.00 m	(42' 7")				
Ground	Retail	124.41 sq m	(1,339 sq ft)				
First	Offices	107.55 sq m	(1,158 sq ft)				
Totals		231.96 sq m	(2,497 sq ft)			£53,500	

- (1) The ultimate parent company of Bradford & Bingley plc is H M Government. For the year ending 31st December 2009, Bradford & Bingley plc reported a turnover of £1,890,200,000, pre-tax profits of ~£196,000,000 and a total net worth of £1,394,800,000. (Source: www.riskdisk.com 23/09/2010)
(2) As of 29th September 2008, all of Bradford & Bingley's retail branches and its savings accounts were transferred to Abbey. On 11th January 2010 these were rebranded to Santander. (Source: www.bradford-bingley.co.uk).

For further details please contact:

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