

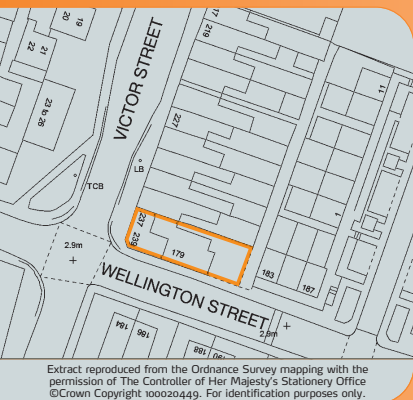
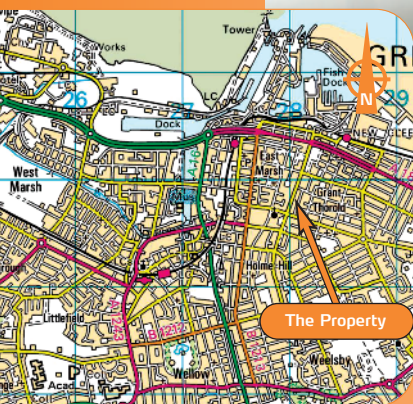
lot 97

237-239 Victor Street Grimsby, North East Lincolnshire DN32 7QB

Rent
£120 per
annum
exclusive
with
643 sq ft
Vacant
Possession

Freehold Retail Investment

- Located in Lincolnshire's largest town
- Corner unit close to town centre
- Nearby occupiers include William Hill, Co-operative Food Store and The Post Office



Location

Miles: 28 miles east of Scunthorpe
33 miles south-east of Hull
77 miles east of Leeds
Roads: A16, A18, A180 (M180)
Rail: New Cleve Rail, Grimsby Docks Rail
Air: Humberside Airport (14 miles)

Situation

Grimsby is a large town and sea port located in north-east Lincolnshire. The property occupies a prominent corner pitch on Victor Street at its junction with Wellington Street in a predominantly residential area just a short distance from Grimsby town centre. Nearby occupiers include William Hill, Co-operative Food Store and The Post Office.

Description

The property comprises a double fronted corner retail unit with three residential flats on upper floors which are let on 99 year leases.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
237-239	Ground	Retail	59.79 sq m (643 sq ft)	VACANT (1)			
179	First	Residential	Not measured	INDIVIDUALS	99 years from 05/04/1989	£30	04/04/2088
179a	Ground	Residential	Not measured	INDIVIDUALS	99 years from 05/04/1989	£30	04/04/2088
181	First	Residential	Not measured	INDIVIDUALS	99 years from 05/04/1989	£30	04/04/2088
181a	Ground	Residential	Not measured	INDIVIDUALS	99 years from 05/04/1989	£30	04/04/2088
Total Commercial Area			59.79 sq m (643 sq ft)			£120	

- (1) The property is currently let to Vacant Space Management Limited by way of a licence at a nil rent with a rolling option to determine from either party subject to two weeks' notice.
- (2) The seller has served notices on the residential lessees under Section 5B of the Landlord and Tenant Act 1987.

For further details please contact:

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Buyer's Legal Report Service

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See: **www.acutis.co.uk** for further details

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