



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant
Ground	Banking Hall	124.41 sq m	(1,339 sq ft)	VACANT POSSESSION
First	Office	107.55 sq m	(1,158 sq ft)	
Total		231.96 sq m	(2,497 sq ft)	

Key Details

- Prime pedestrianised town centre location
- Opposite the Freshney Place Shopping Centre
- Residential conversion potential of upper parts (subject to consent)
- Neighbouring occupiers include Subway, Caff  Nero, Barclays, McDonald's, Greggs, Lloyds Bank and Cooplands Bakery

Location

Miles: 33 miles south-east of Kingston upon Hull
35 miles 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 town centre location on the prime pedestrianised shopping street in Grimsby, opposite The Freshney Place Shopping Centre which has over 100 stores. Neighbouring occupiers include Subway, Caff  Nero, Barclays, McDonald's, Greggs, Lloyds Bank and Cooplands Bakery.

Description

The property comprises ground floor retail accommodation arranged as a bank and self-contained first floor offices. The property may be suitable for residential conversion of the self-contained offices and division of the ground floor to two smaller retail units (subject to consents).

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Energy Performance Certificate

Available from the legal pack at acuitus.co.uk



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