

1ST & 2ND FLOOR COMMERCIAL SPACE

McBeath
Property Consultancy

01904 692929
mcbeathproperty.co.uk

TO LET



FIRST & SECOND FLOOR BRIDGE HOUSE, VICTORIA STREET, GRIMSBY, DN31 1NH

- ✓ **3,857 - 17,049 SQ.FT (359 - 1,585 SQ.M)**
- ✓ **FIRST & SECOND FLOOR WITHIN PROMINENT BUILDING**
- ✓ **EDGE OF TOWN CENTRE LOCATION, OPPOSITE TESCO**
- ✓ **SUITABLE FOR A VARIETY OF USES INC.OFFICE & LEISURE**
- ✓ **DEDICATED PARKING SPACES AVAILABLE**

McBeath Property Consultancy Ltd.

Chartered Surveyors, Agents, Valuers, Development Consultants, Property & Land Sales, Lettings, Acquisitions, Rent Reviews, Property Management.

2 Clifton Moor Business Village, James Nicolson Link, York, YO30 4XG. Registered in England no. 5419610

LOCATION

The property is situated on the junction with Freeport Wharf / Corporation Road and Market Street. This is a mixed use commercial area on the edge of the main town centre with other nearby occupiers including Tesco, Kwik Fit and Grimsby Police Station.

The ground floor of the property is occupied by the Job Centre. Victoria Street provides access to the A180 motorway link road.

DESCRIPTION

The property comprises a three storey 1960's office building. The available space is situated at first and second floor.

There is a self contained ground floor entrance lobby with staircase and lift access to the upper floors. Up until recently the now vacant space has been used as a snooker / pool hall and meeting rooms. The fit out includes suspended ceilings and each floor is of an open plan nature with various offices, kitchens, storage areas etc. There is a decked area outside the first floor function room. Each floor has toilet facilities.

Externally there is a large car park and allocated areas will be included with-in the demised areas of any new lettings

ACCOMMODATION

The premises are available as a whole or can be subdivided on the following basis: -

First Floor Left Side	450.70 sq.m	4,850 sq.ft
First Floor Right Side	362.60 sq.m	3,901 sq.ft
Second Floor Left Side	412.70 sq.m	4,441 sq.ft
Second Floor Right Side	359.50 sq.m	3,857 sq.ft
TOTAL	1,585.50 sq.m	17,049 sq.ft

TERMS

The property is available on a new full repairing and insuring lease for a term of years to be negotiated. Rent by negotiation from **£3.50 per sq.ft. exclusive.**

LOCAL AUTHORITY

North East Lincolnshire Council.

RATES

There are four separate rating assessments for the property, each below the Small Business Rates Relief threshold.

Subject to Contract - June 26

SERVICES

Mains water, electricity and drainage are connected to the property. Tenants are advised to check on the suitability of supplies for their proposed use.

ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band D (88). A copy of the EPC is available on request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

VIEWING

Viewings are strictly by prior appointment with the agents McBeath Property Consultancy.

A: Tom Grimshaw

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M: 07827 965146

E: tom@mcbeathproperty.co.uk

A: Andrew McBeath

T: 01904 692929

M: 07725 416002

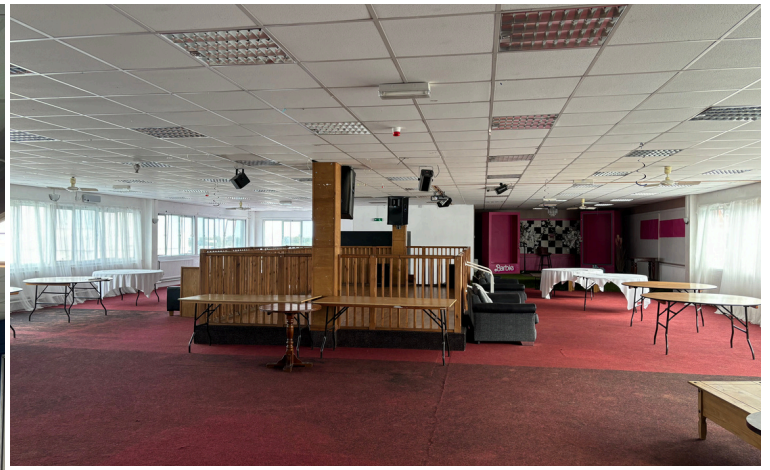
E: andrew@mcbeathproperty.co.uk

Alternatively, please contact the Joint Agents - Sanderson Weatherall: -

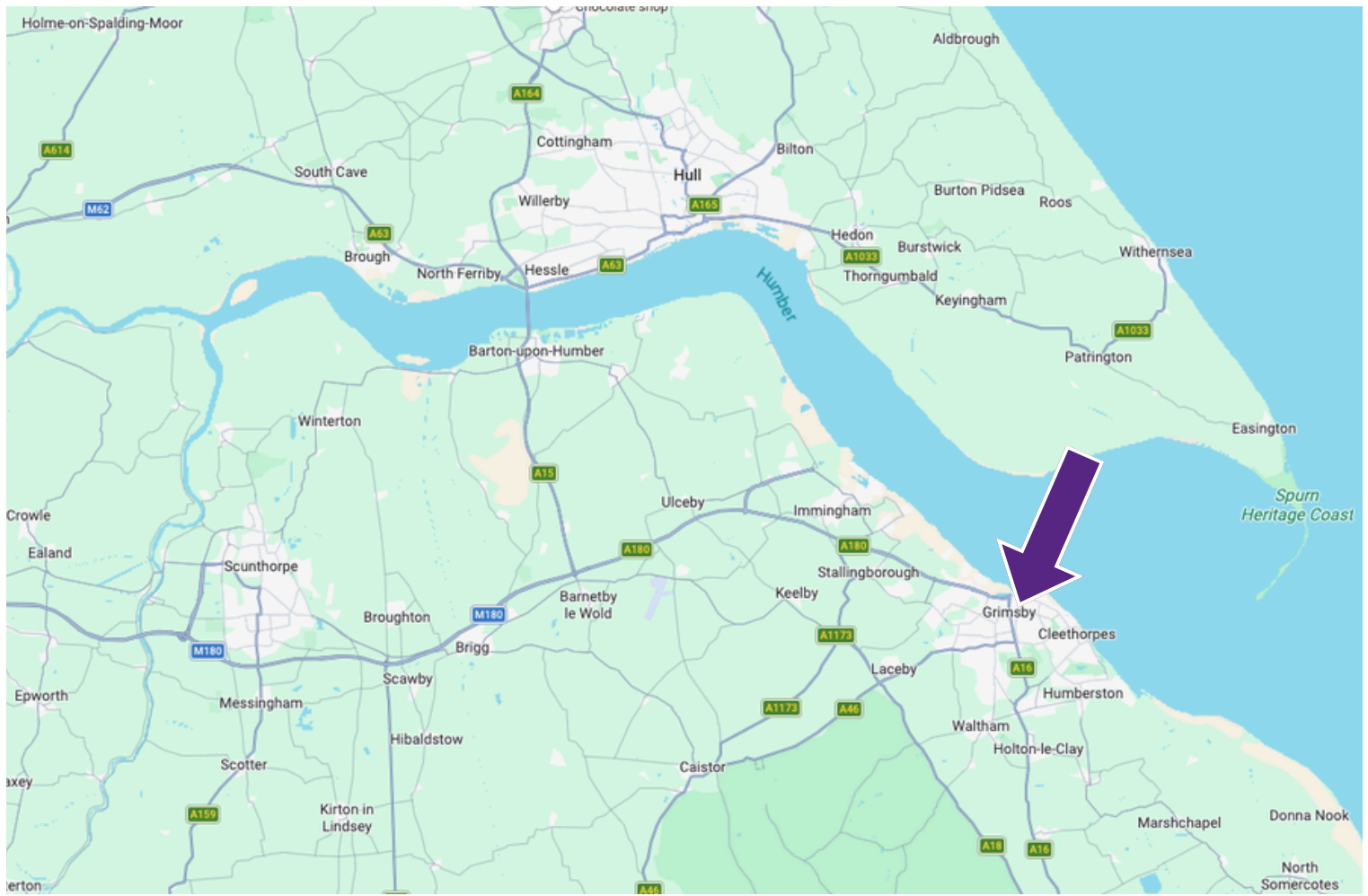
Carl Bradley: 07971 875863 / carl.bradley@sw.co.uk

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