



**TO LET - FIRST & SECOND FLOORS, BRIDGE HOUSE**  
**VICTORIA STREET, GRIMSBY, DN31 1NH**

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**First & second floor space within prominent building**

**Originally built as offices, most recently used as snooker / pool hall & function rooms**

**Edge of town centre location, opposite Tesco**

**Car parking**

**Sub-division possible. Rent from £3.50 per sq ft**

## LOCATION

The property is situated on the west side of Victoria Street in Grimsby at 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 is basic, but includes suspended ceilings. 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 within 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 snooker room	450.7sq m	(4,850 sq ft)
First floor function room	362.6 sq m	(3,901 sq ft)
Second floor pool hall	412.7 sq m	(4,441 sq ft)
Second floor function room	359.5 sq m	(3,857 sq ft)
<b>Total</b>	<b>1,585.5 sq m</b>	<b>(17,049 sq ft)</b>





## TERMS

A new lease(s) is available in respect of the available premises. Rents by negotiation from £3.50 per sq ft exclusive. Length of lease and other terms by negotiation.

## ADDITIONAL INFORMATION

**Local Authority:** North East Lincolnshire Council.

**Rateable Value:** There are four separate rating assessments, each below the Small Business Rates Relief threshold.

**EPC:** D(88).

**Services:** All mains services are connected to the property. Prospective tenants are advised to check on the suitability of the services for their proposed use.

**VAT:** All rents and services charges quoted are exclusive of VAT. VAT is applicable to this transaction.

**Code for Leasing Business Premises:** It is intended that leases will be prepared in accordance with the Code for Leasing Business Premises.

**Legal Costs:** Each party will be responsible for their own legal costs incurred.

## VIEWING AND FURTHER INFORMATION

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