



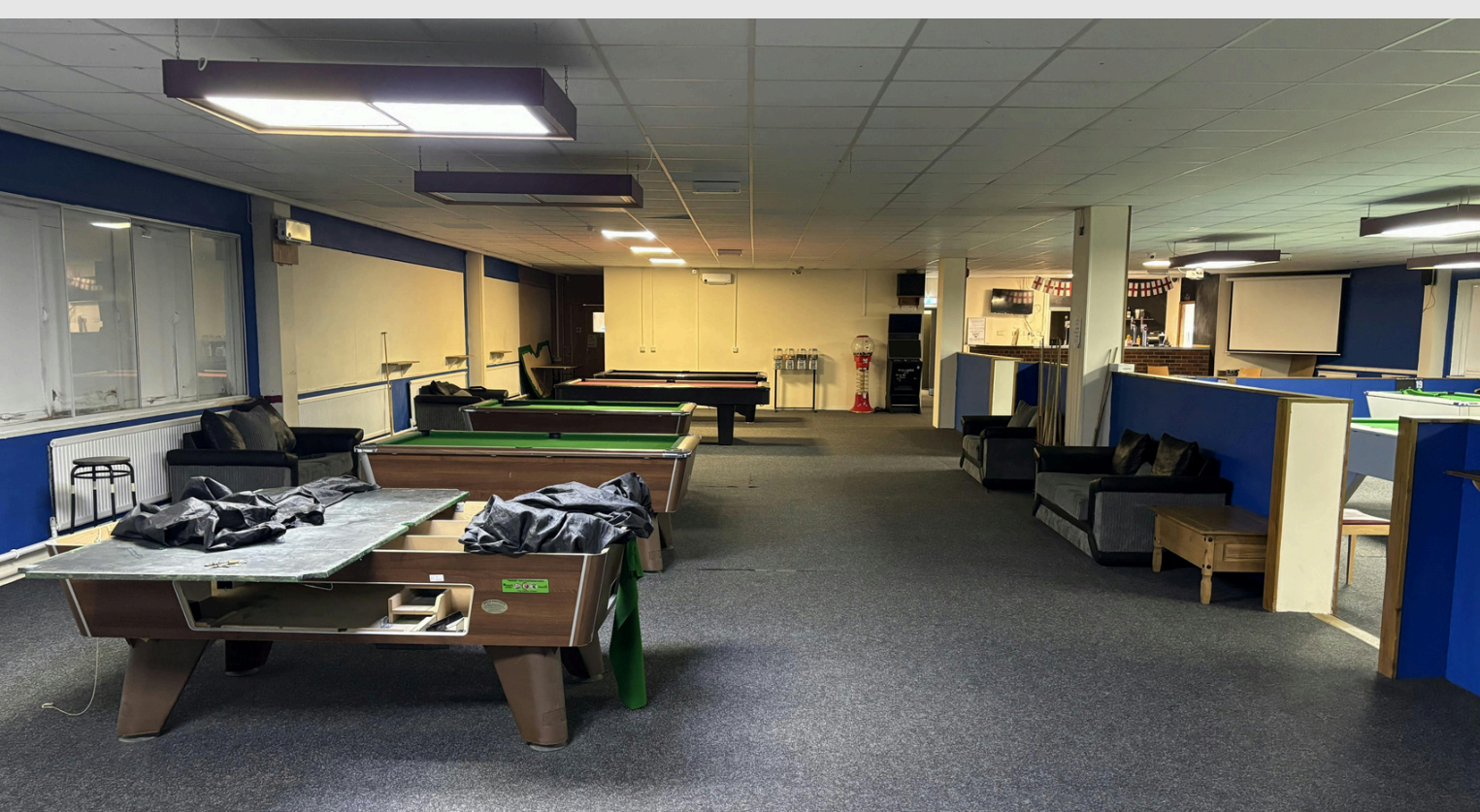
TO LET

FIRST & SECOND FLOOR SPACE WITHIN PROMINENT BUILDING

Bridge House, Victoria Street, Grimsby, DN31 1NH



**Sanderson
Weatherall**



Location

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 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 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)

Total 1,585.5 sq m (17,049 sq ft)

Key Points

- Originally built as offices
- Now comprising snooker / pool hall & function rooms
- Edge of town centre location, opposite Tesco
- Car parking
- Sub-division possible.

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 for the property, each below the Small Business Rates Relief threshold.

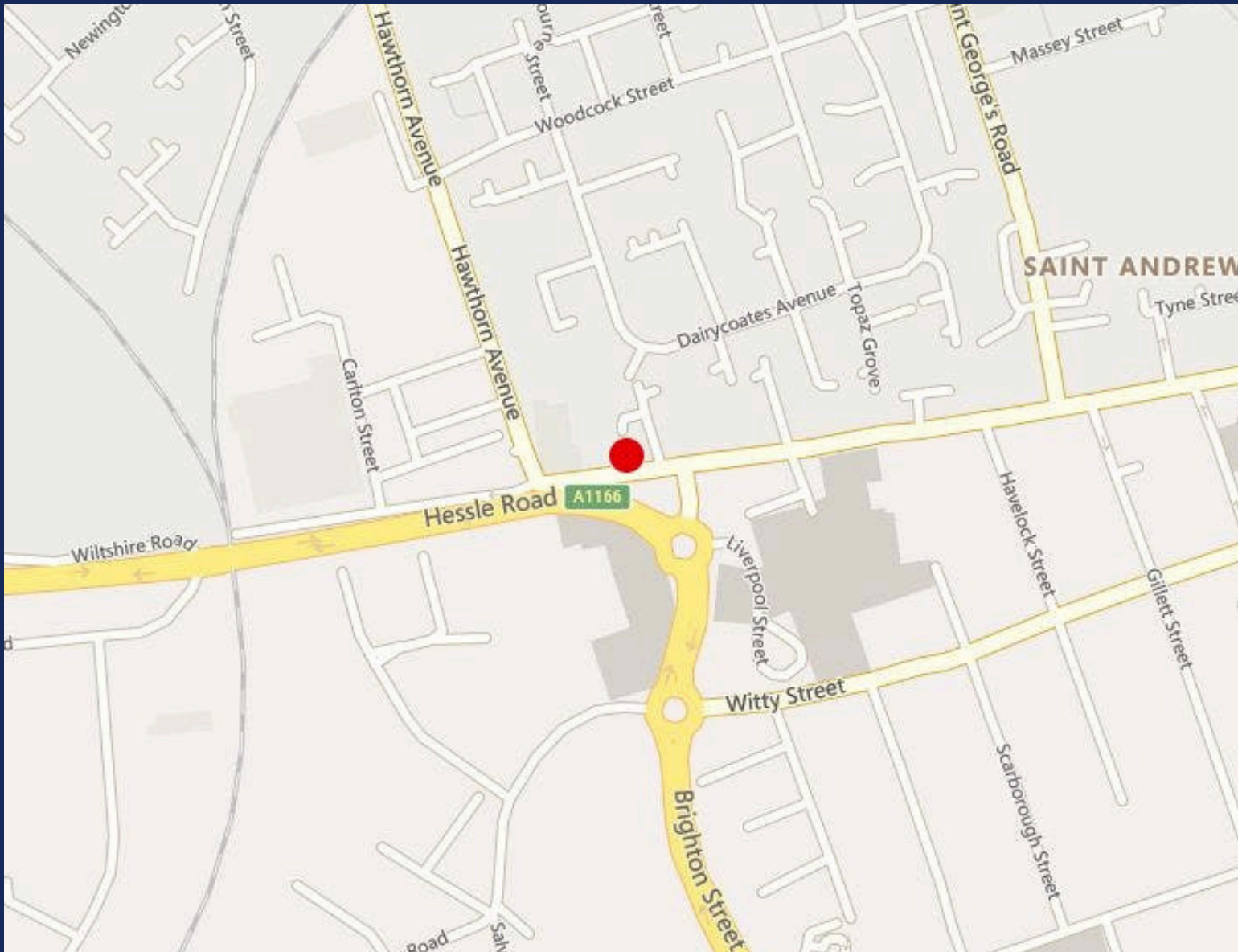
EPC: The property's current energy rating is D

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.

VAT: All rents and services charges quoted are exclusive of VAT. VAT is not applicable to this transaction.

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





Viewings

Viewings and Further
Information:

Viewings are strictly on an
accompanied basis, by prior
appointment, please contact the
Joint Letting Agents:

Carl Bradley
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