

**FIRST FLOOR, 86 VICTORIA STREET, GRIMSBY,  
NORTH EAST LINCOLNSHIRE, DN31 1BG**  
**OFFICES TO LET 99.18 SQ M (1,067 SQ FT) APPROX.**



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## LOCATION

Grimsby is the main commercial centre for North East Lincolnshire having a resident population approaching 100,000 although benefiting from a much larger surrounding catchment area. Grimsby is ideally situated with road connections to the A180 which in turn provides access to the M180, The Humber Bridge and in addition to the Humberside International Airport which is located approximately 14 miles to the south west.

Grimsby is one of the largest ports in the country and is situated on the south bank of the Humber Estuary. The combined Humber Ports handle a large percentage of overseas trade (currently worth over £20 billion annually).

The premises occupy a prominent position overlooking the Riverhead scheme and Victoria Street West upon its junction with George Street next to the Central Library. The Bus Station is also located immediately opposite in addition to one of the main entrances to the Freshney Place Shopping Centre. There are a range of town centre retail, leisure and car parking facilities available in close proximity.

## DESCRIPTION

The property comprises of a self-contained first floor office suite with ground floor entrance having intercom entry system.

There are stairs leading to the first floor which is currently divided to provide a reception/waiting area together with a general office and a range of private offices, kitchen, WC and store.

The accommodation benefits from fitted lighting, gas central heating to radiators and a security alarm. The suite is to be fully redecorated.



## SUMMARY

- Self contained office suite 99.18 sq m (1,067 sq ft) approx.
- To be redecorated throughout
- Prime town centre location
- New lease available

## ACCOMMODATION

The property provides the following approximate accommodation which has been measured on a net internal area basis in accordance with the RICS Code of Measuring Practice.

	Sq m	Sq ft
<b>First Floor</b>		
WC	-	-
Office accommodation	99.18	1,067

## TERMS

The property is available To Let, subject to the following terms and conditions.

## RENT

£6,000 per annum exclusive of rates, VAT (if applicable) and all other outgoings payable quarterly in advance by standing order.

## LEASE TERM

By negotiation.

## REPAIRS AND INSURANCE

The Tenant will be responsible for all internal repairs and decorations to the demised premises together with the reimbursement of the annual insurance premium applicable.

## BUSINESS RATES

The Tenant shall be responsible for the payment of business rates to the Local Authority being North East Lincolnshire Council. Our enquiries to the VOA website indicate the premises currently attract a 2017 rating list assessment of £4,750 which is subject to the current Uniform Business Rate in the pound.

Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority directly.

It is possible that an occupier may qualify for exemption to the payment of business rates under the Small Business Rate Relief Scheme. Further details are available from the sole agents or the Local Authority.

## SERVICE CHARGE

The Tenant shall be responsible for the payment of a service charge levied by the Landlord in respect of the future repair, maintenance and upkeep to the common parts of the building including the external fabric together with any subsequent management thereon.

## VAT

We have NOT been advised that the property is currently not elected for VAT purposes.

## EPC

**E119**

A copy of the Certificate and Recommendation Report is available on request.

## CONTACTS



### Duncan Willey

01724 294946

07710 344602

[duncan.willey@pph-commercial.co.uk](mailto:duncan.willey@pph-commercial.co.uk)



### Sam Fallowfield

01724 294942

07340 518003

[sam.fallowfield@pph-commercial.co.uk](mailto:sam.fallowfield@pph-commercial.co.uk)

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### PROPERTY MISREPRESENTATION, MISDESCRIPTION & FINANCIAL SERVICES ACTS

PPH Commercial Limited for themselves and for their clients of this property, give notice that: (i) these particulars are a general outline only and do not constitute the whole or any part of an offer or contract; (ii) PPH Commercial Limited cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use or other details contained herein. Prospective purchasers or tenants must satisfy themselves as to their accuracy; (iii) no employee of PPH Commercial Limited has any authority to make or give any representation or warranty or enter into any contract in relation to the property; (iv) rents or prices quoted in these particulars may be subject to VAT in addition.

Europarc, Innovation Way  
Grimsby  
North East Lincolnshire, DN37 9TT  
01472 267513  
[pph-commercial.co.uk](http://pph-commercial.co.uk)

