



10 Victoria Street, Grimsby, DN31 1DP
Asking Price £150,000

Tenure: Freehold
EPC: C

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An excellent opportunity to acquire a prominently positioned town centre commercial property, situated on Victoria Street within the heart of Grimsby's principal retail and commercial area.

The property occupies a highly visible position along a well-established pedestrianised section of Victoria Street, benefiting from high levels of passing pedestrian footfall and being surrounded by a mixture of national, regional and independent occupiers.

The premises benefit from an attractive and substantial traditional shop frontage, providing excellent visibility and presence onto the street. Grimsby town centre is currently undergoing a significant programme of regeneration and investment, with a number of major improvement projects taking place within the surrounding area. These include the development of a new market hall and cinema/leisure facilities.

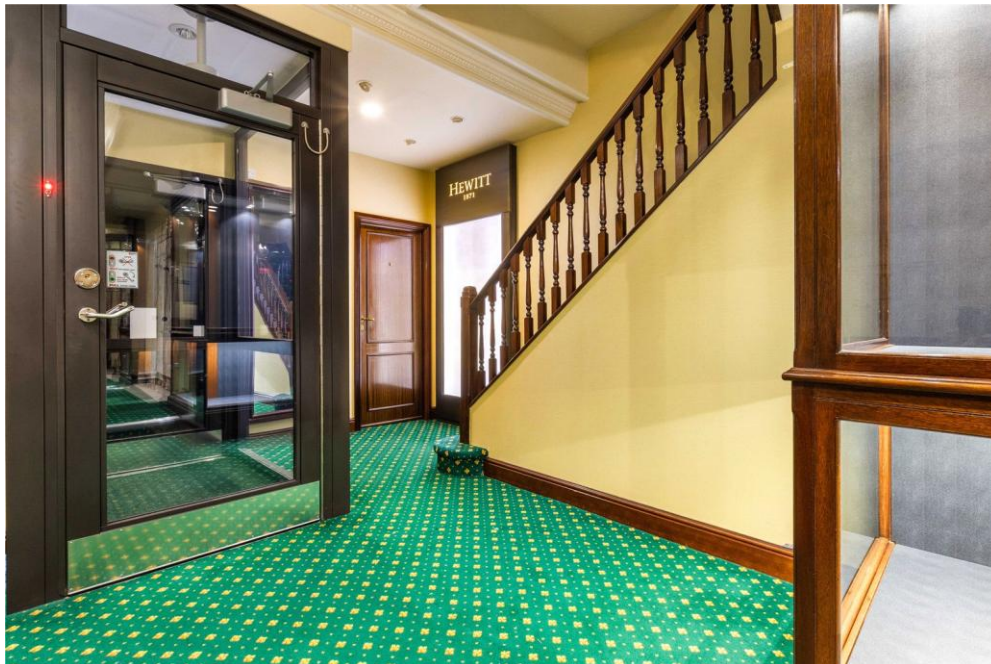
The property forms part of an attractive traditional brick-built terrace and provides substantial accommodation arranged over three floors.

The ground floor benefits from an extensive glazed frontage onto Victoria Street, whilst the additional accommodation provides useful ancillary space capable of supporting a range of commercial occupiers.

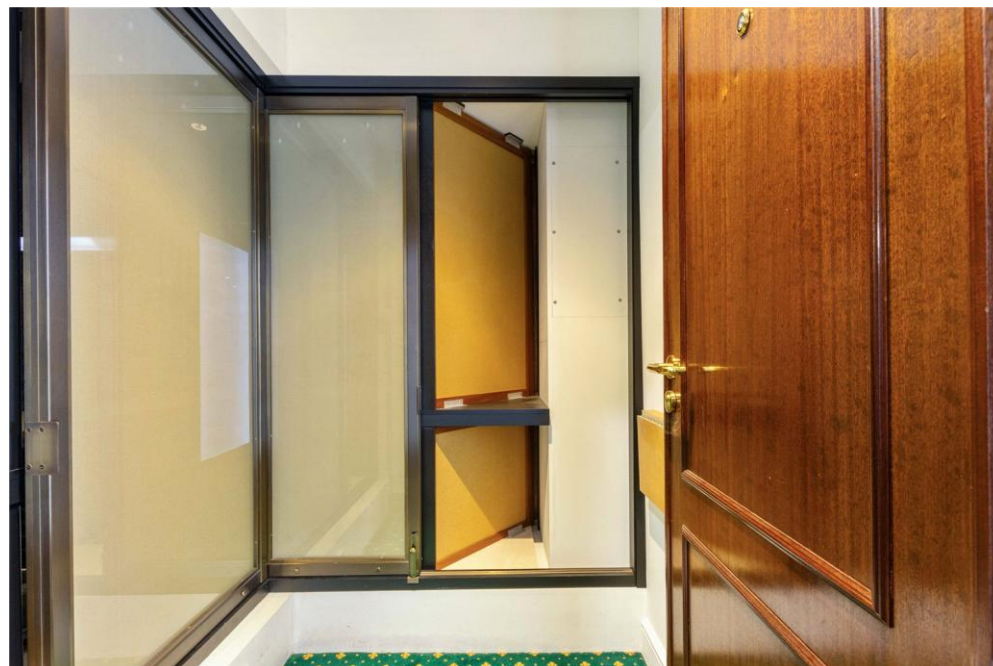
The property's prominent location, substantial accommodation and proximity to the ongoing town centre regeneration make it an excellent investment opportunity, with potential for an incoming purchaser to enhance the property through refurbishment and active asset management.

With significant investment currently being made within Grimsby town centre and the property occupying a strong position close to the heart of these improvements, the premises provide an opportunity to acquire a substantial commercial investment in an established and improving town centre location.

Early viewing is recommended to fully appreciate the property's position, scale and potential.













Ground Floor

Main Retail Area 37'6" (11.43) maximum x 18'1" (5.50) maximum A substantial ground floor retail area extending through the majority of the property, with a traditional shop frontage and recessed central entrance. The accommodation retains a number of attractive period shop fittings, including timber display cabinetry and counters, together with decorative cornicing and ceiling details. The space is arranged over slightly differing floor levels and provides access to the staircase leading to the upper floors.

Front Display Areas Positioned immediately behind the shop frontage and providing additional display or retail accommodation, with glazed frontage onto Victoria Street.

Office 11'7" x 8'8" (3.53m x 2.64m) A separate ground floor office located towards the rear of the premises, suitable for private office, administrative or ancillary use.

First Floor

Front Room/Former Safe Room 20'9" x 14'8" (6.32m x 4.47m) A particularly impressive and generously proportioned front room with two windows providing natural light. The room retains extensive high-quality fitted timber cabinetry and wall panelling, decorative cornicing, recessed lighting and ceiling-mounted air-conditioning. Suitable for a range of office, showroom or ancillary commercial uses.

Middle Room 11'11" (3.64) maximum x 11'5" (3.48) maximum A useful additional room providing flexible, staff or ancillary accommodation, with fitted storage and worktop areas incorporating a sink/drainage.

Rear Room 16'9" x 11'7" (5.1m x 3.53m) A well-proportioned rear room with fitted sink facilities and useful storage, suitable for staff, office or ancillary use.

Store A separate storage cupboard/room positioned off the rear first-floor accommodation.

W.C. Separate w.c. facilities are provided on the first floor.

Second Floor

Front Room (Right on Floor Plan) 14'8" (4.46) maximum x 10'6" (3.20) maximum A good-sized front room providing useful office or storage accommodation.

Front Room (Left on Floor Plan) 14'8" (4.46) maximum x 10'3" (3.13) maximum A further substantial room with extensive wall-mounted shelving, suitable for storage, office or ancillary purposes.

Rear Store 11'11" x 11'5" (3.63m x 3.48m) A separate rear storage room with fitted shelving.

W.C. Additional w.c. facilities are provided at second-floor level.

Business Rates The rateable value as of 1st April 2026 is £16,000. All interested parties are advised to make their own enquiries.

Broadband & Mobile Phone Coverage Please use the following link to check the mobile phone and broadband coverage for this property.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Services We have not tested or inspected any heating systems, fixtures, appliances or services, purchasers should rely on their own survey.

Property Management Are you a Landlord tired of dealing with your tenants?....Jackson, Green and Preston can provide a comprehensive management service and will be delighted to discuss your management needs. Please do not hesitate to contact our Property Management Department on Grimsby 311116 or by e-mail (rented@jacksonsgreenpreston.co.uk) for some informal advice. Further information is also available on our website at www.jacksonsgreenpreston.co.uk/info_landlords.php

Property To Sell Do you have a property to sell? For professional valuation advice, contact our Grimsby Office (01472 311120).

One of our experienced valuers will be happy to provide a free marketing appraisal of your property.

Surveys Should you decide to buy a property not available for sale through our Agency, Jackson Green and Preston offer a range of independent valuations and surveys all carried out by fully qualified Chartered Surveyors.

To discuss your survey needs, please contact our Survey Department on 01472 311120.

Sources Of Useful Information Purchasers may find the following websites useful in providing additional information in respect of the property and the immediate surrounding area.

www.environmentagency.gov.uk

www.hpa.org.uk

www.nelincs.gov.uk

www.northlincs.gov.uk

www.e-lindsey.gov.uk

www.landregistry.gov.uk

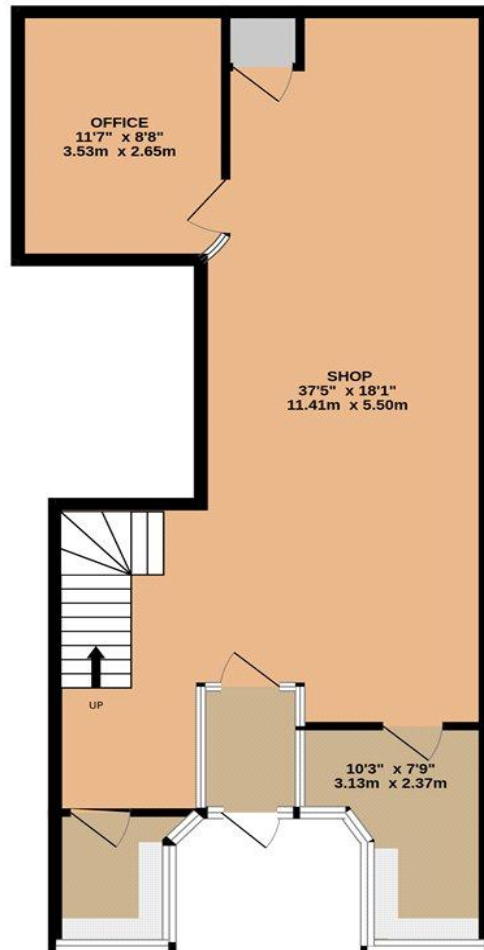
www.gov.uk/council-tax-bands

Mortgage Advice Mortgage Advice Bureau works with Jackson, Green & Preston Estate Agents to provide their clients with expert mortgage and protection advice. We have access to over 12,000 mortgages from 90+ lenders so we can find the right mortgage to suit your individual needs. The expert advice we offer, combined with the volume of mortgages that we arrange, places us in a very strong position to ensure that our customers have access to the latest deals available and receive a first-class service. We will take care of everything from explaining all of your options and helping you select the right mortgage, to choosing the most suitable protection for you and your family and handling the whole application process.

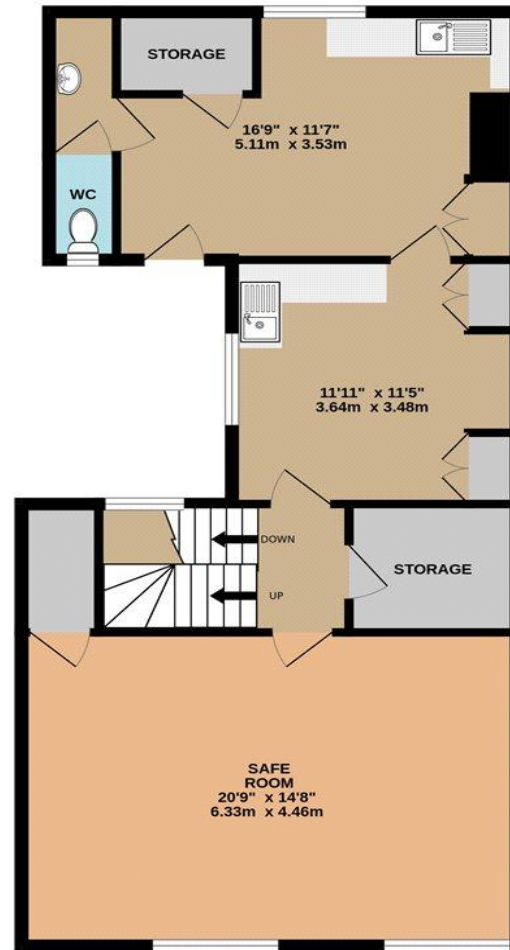
Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

Mortgage Advice Bureau is a trading name of Brook Financial Services Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority.

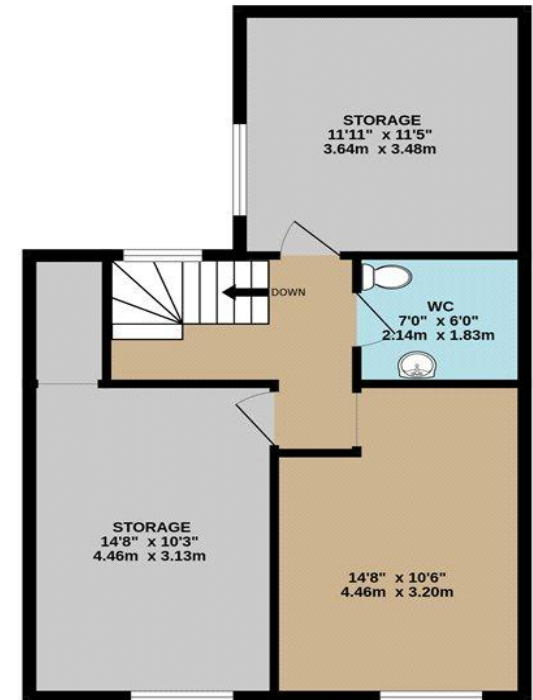
GROUND FLOOR
686 sq.ft. (63.7 sq.m.) approx.



1ST FLOOR
785 sq.ft. (73.0 sq.m.) approx.

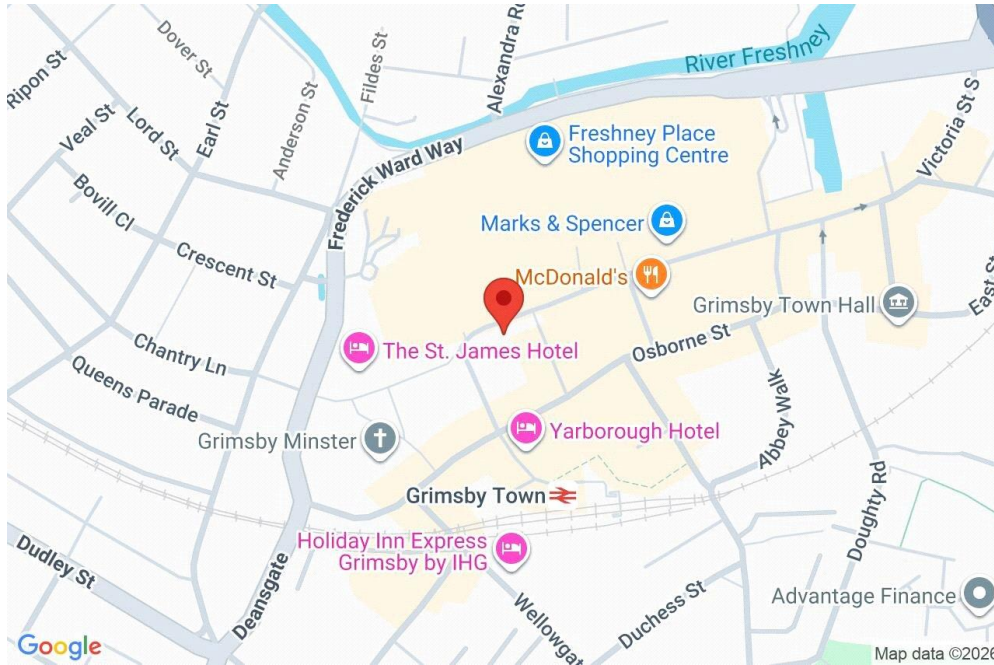


2ND FLOOR
565 sq.ft. (52.5 sq.m.) approx.



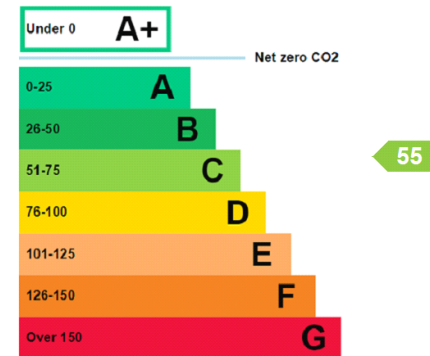
TOTAL FLOOR AREA : 2036 sq.ft. (189.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO₂) your property is likely to emit.

Jackson Green Preston

19 West St. Marys Gate
Grimsby
Lincolnshire
DN31 1LE

T: 01472311113

E: enquiries@jacksongreenpreston.co.uk

www.jacksongreenpreston.co.uk

Jackson Green & Preston, 19 West Saint Mary's Gate, Grimsby DN31 1LE

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.