



barkerproudlove
retail property consultants

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HIGH STREET PROPERTY / CLASS E

57 Victoria Street West, Grimsby DN31 1UU



Rent: £17,500 PA

Ground Floor Area

1,400 Sq ft / 130 Sq M

**TO
LET**

Viewing Strictly through the joint letting agents.

Barker Proudlove

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Location:

The property is situated on Victoria Street West with nearby retailers including Poundland, Pizza Hut, McDonald's and M&S.

Demise:	Sq Ft	Sq M
Ground Floor	1400	130.06

Rent:

We are seeking rental offers of £17,500 per annum exclusive of insurance, business rates and VAT.

Tenure:

Premises are available by way of new lease for a term of years to be agreed.

Business Rates:

From 1st April 2023, the premises will have a rateable value of £25,000. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2023 the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk.

EPC:

Energy Performance Asset Rating - Available on request

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

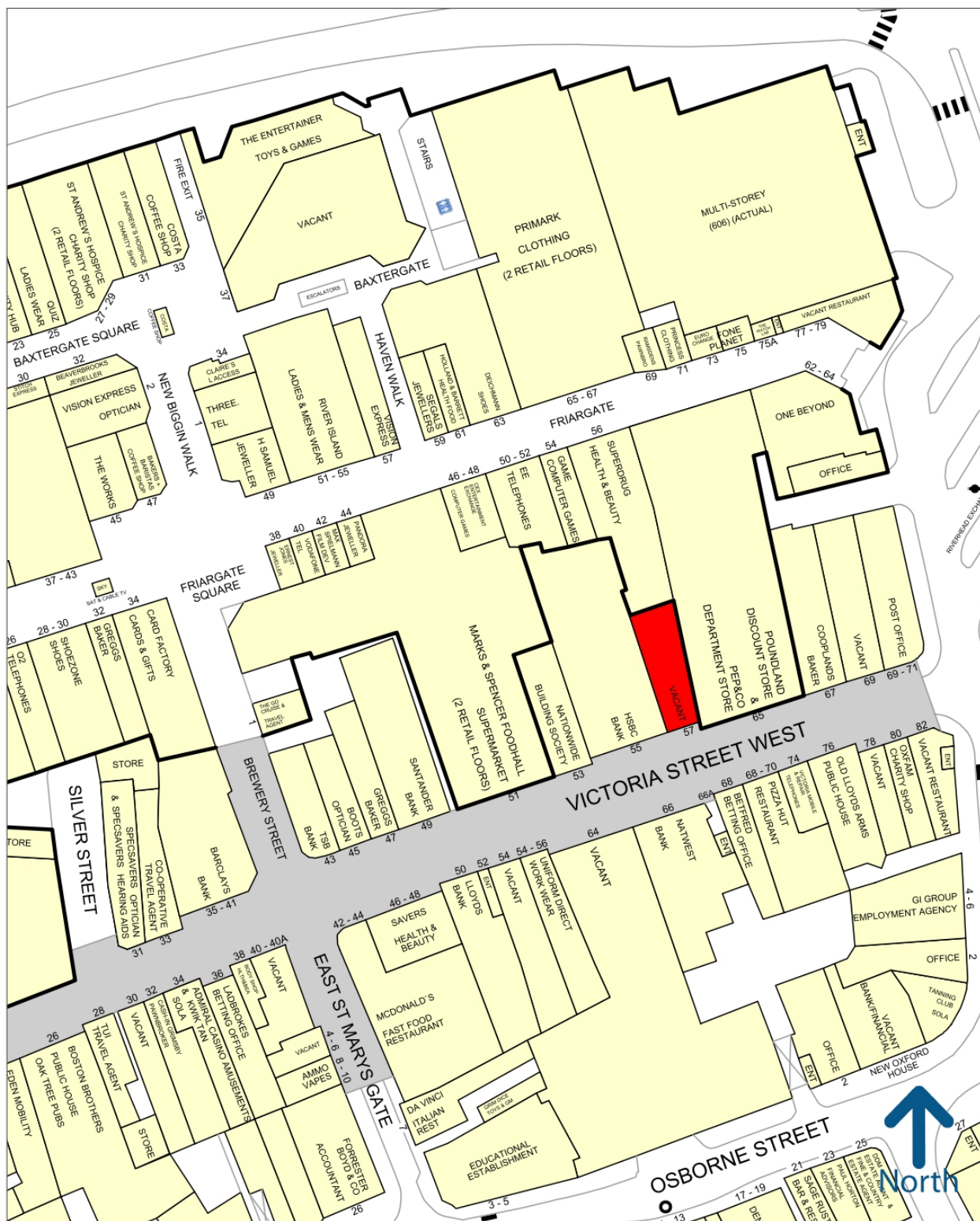
September 2022

Subject to Contract

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Grimsby - Victoria Street



Experian Goad Plan Created: 30/11/2023

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