

GRIMSBY | 19/21 VICTORIA STREET WEST

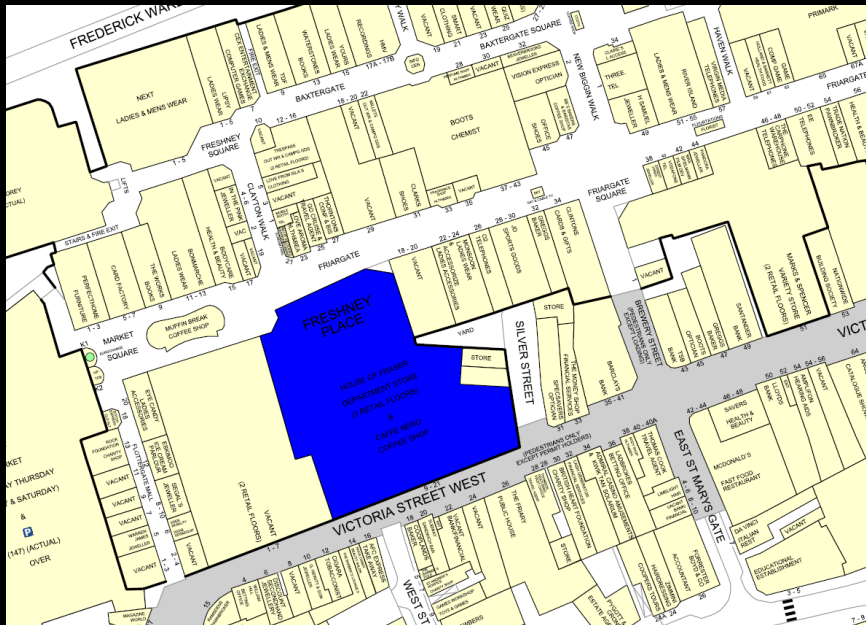
AVAILABLE AS A WHOLE OR SPLIT



PRIME RETAIL AND LEISURE UNITS TO LET  
SUBJECT TO VACANT POSSESSION



# GRIMSBY 19/21 VICTORIA STREET WEST



## LOCATION

The property occupies a prime position fronting pedestrianised Victoria Street West and Friargate within Freshney Place Shopping Centre. The unit is well positioned adjacent to JD Sports, Monsoon / Accessorize and Boots. Other Surrounding retailers include, Next, Primark, River Island and McDonalds.

## LEASE

Units available by way of a new IRI leases for a term to be agreed. Subject to vacant possession

## ACCOMMODATION

The premises are available as a whole or split, plans available on request. The total floor areas are arranged over ground to forth floors. Approximate gross internal floor areas:

Ground Floor	3,243 sq m	34,907 sq ft
First Floor	2,550 sq m	27,450 sq ft
Second Floor	2,305 sq m	24,816 sq ft
Third Floor	264 sq m	2,843 sq ft
Fourth Floor	213 sq m	2,302 sq ft
<b>Total Area</b>	<b>85,75 sq m</b>	<b>92,300 sq ft</b>

## RENT

On Application

## RATES

Subject to re-assessment

## LEGAL COSTS

Each party is to be responsible for their own professional costs incurred in the transaction.

## EPC

Available upon request.

For further information please contact sole joint agents:



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