

# FOR SALE

## FREEHOLD COMMERCIAL INVESTMENT



 68-74 Victoria Street, Grimsby, Lincolnshire, DN31

Price £585,000



Property Type

COMMERCIAL INVESTMENT



Size

5678 FT<sup>2</sup>



Tenure

FREEHOLD



Borough

NORTH EAST LINCOLNSHIRE



Planning Granted

NO



Existing Use

CLASS E

### Tenanted



YES

### Local Train Stations



Grimsby Town (0.2 miles) Grimsby Docks (0.7 miles) New Clew (1.2 miles)

### Local Amenities



Grimsby Minster (0.2 miles) People's Park (1.8 miles) Freshney Place Shopping Centre (1.5 miles)

### VAT Applicable



NO

### Rateable Value

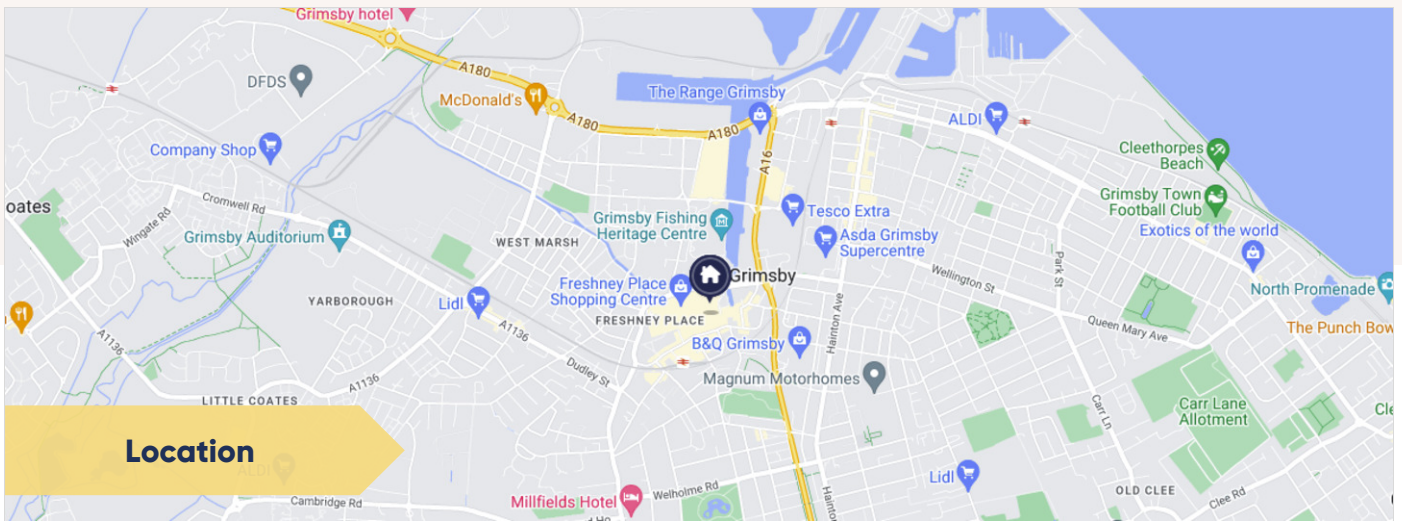


£72,000

### EPC



C-E



### Location



### Additional Information

This commercial investment property comprises three fully occupied units, currently let to Pizza Hut, Betfred, and a phone shop. Comprising a total of 5,678 sq ft (527.48 sq m), it offers a secure income stream with established tenants.

Pizza Hut holds a lease until 2028, Betfred operates on a rolling annual lease, and the phone shop is secured with a lease running until 2031.

Situated in the heart of Grimsby, the property benefits from excellent transport links, high footfall, and proximity to key local amenities, making it an attractive long-term investment opportunity.

## ACCOMMODATION SCHEDULE

| UNIT                              | SIZE (SQM)    | SIZE (SQFT)  | INCOME PA      |
|-----------------------------------|---------------|--------------|----------------|
| 68 VICTORIA STREET (BETFRED)      | 141.77        | 1,526        | £40,000        |
| 70-72 VICTORIA STREET (PIZZA HUT) | 325.44        | 3,503        | £20,000        |
| 74 VICTORIA STREET (MOBILE SHOP)  | 60.3          | 649          | £13,000        |
| <b>TOTAL</b>                      | <b>527.51</b> | <b>5,678</b> | <b>£73,000</b> |

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