

# TO LET

- First & second floor space within prominent building
- Originally built as offices, most recently used as a snooker/pool hall & function rooms
- Edge of town centre location, opposite Tesco
- Car parking
- Sub-division possible
- Rent from **£3.50 per sq.ft.**



FIRST & SECOND FLOOR – 17,049 sq.ft.

Bridge House, Victoria Street, Grimsby, DN31 1NH

## LOCATION & SITUATION

The property is situated on the west side of Victoria Street at the junction with Freeport Wharf/Corporation Road and Market Street. This is a mixed use commercial area on the edge of the main town centre, with other nearby occupiers including Tesco, Kwik Fit and Grimsby Police Station.

The ground floor of the property is occupied by the Job Centre.

Victoria Street provides access to the A180 motorway link road.

## DESCRIPTION

The property comprises a three store 1960s office building with a self-contained ground floor entrance lobby providing staircase and lift access to the upper floors.

The available space is situated at first and second floor which up until recently was used as a snooker/pool hall and meeting/function rooms. The fit out is basic but includes suspended ceilings. Each floor is of an open plan nature with various offices, kitchens, storage areas etc. There is a decked area outside the first floor function room. Each floor benefits from its own wc facilities.

Externally there is a large car park and allocated areas will included within the demised areas of any new letting.

## ACCOMMODATION

The premises are available as a whole or can be sub-divided on the following basis:-

FF Snooker Room	450.7 sq.m.	4,850 sq.ft.
FF Function Room	362.6 sq.m.	3,901 sq.ft.
SF Pool Hall	412.7 sq.m.	4,441 sq.ft.
SF Function Room	359.5 sq.m	3,857 sq.ft.
<b>TOTAL</b>	<b>1,585.5 sq.m.</b>	<b>17,049 sq.ft.</b>

## TERMS

The property is available on a new full repairing and insuring lease for a term of years to be negotiated. Rent by negotiation from **£3.50 per sq.ft.** exclusive.

## EPC

The property has an Energy Performance Certificate rating of D(88). A copy of the certificate is available on request.





## RATEABLE VALUE

The property has four separate rating assessments, each below the Small Business Rates Relief threshold.

## VAT / LEGAL COSTS

All prices, premiums and rents etc are quoted exclusive of, but VAT will be applicable to this transaction. Each party to be responsible for their own legal costs.

## FURTHER INFORMATION

Via the joint agents:-



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