

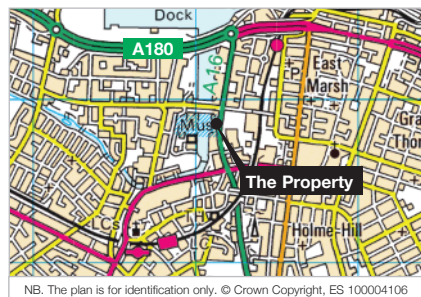
Grimsby

Bridge House 225-241 Victoria Street Lincolnshire DN31 1NH

- **Freehold Office and Leisure Investment**
- Town centre location
- Adjacent to retail parks and opposite Tesco Extra
- Close to other civic buildings including magistrates court and police station
- Majority let to Secretary of State for Communities and Local Government until 2027 (no breaks)
- Part let to Bluegem Consultants Limited (t/a Snooker Hall)
- Building totalling 3,469.30 sq m (37,343 sq ft)
- Office Rent Review 2023 and Reversion 2021
- Total Current Rents Reserved

£102,000 pa⁽⁴⁾

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location

Grimsby is the commercial and retailing centre of North East Lincolnshire, lying approximately 70 miles east of Leeds, 50 miles south-east of York and 44 miles north-east of Lincoln. The town benefits from good road communications with a direct link to the motorway network via the A180. The M180 connects to the M18 Motorway at Junction 3 and from there to the M62, A1(M) and M1 motorways. There are approximately 8 bus stops within 200 metres of the subject property, neatly situated along Victoria Street. This provides quick access to almost 20 local routes to destinations including Bradley, Immingham, Wybers Wood, Cleethorpes Pier and New Waltham.

Bridge House is prominently positioned at the corner of Victoria Street South and the historic Corporation Bridge. The road connects to Victoria Street West, Grimsby's main retail district.

Occupiers close by include Marks & Spencer, New Look, McDonald's and Argos. The property is also close to Alexandra Retail Park with occupiers such as Dunelm, Sainsbury's, Sports Direct and Matalan.

Description

The property is arranged on ground and two upper floors to provide an office building and snooker hall. The ground floor features open office accommodation and partitioned meeting rooms. The first and second floors are split into two separate open plan bars and snooker hall. There is a surface car park to the front and side of the building.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

Energy Performance Certificate

EPC Rating 88 Band D (Copy available on website).

Floors	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground	Secretary of State for Communities and Local Government	Ground Floor (1) 1,760.3 sq m (18,944 sq ft)	Lease started from 01.04.2018 and expiring 31.03.2027 Rent review on 01.04.2023 FR & I (3)	£62,000 p.a. (4)	Rent Review 2023
First and Second	Bluegem Consultants Limited (t/a Snooker Hall)	Part ground, first and second floors and part of the car park (2) 1,709 sq m (18,400 sq ft)	On a lease expiring 04.02.2021 FR & I	£40,000 p.a.	Reversion 2021
		Total 3,469.30 sq m (37,343 sq ft)	Total £102,000 p.a. (4)		

(1) Floor areas taken from Valuation Office Agency website.

(2) Vendor floor areas.

(3) FR & I subject to an arrangement during the period where the Government or a Government Department is the tenant where generally the Government will be self-insuring; i.e. there is no requirement for the tenant to insure and no entitlement for the landlord to insure. Where those circumstances apply the Government Department assumes the risk of reinstatement as set out in schedule of the lease.

(4) There is a rent free period until 1st January 2020. The Vendor will top up the rent from completion until expiry of the rent free period.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda
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