

# Lot 42, 18 Victoria Street & 5 West St Mary's Gate, Grimsby, Lincolnshire DN31 1LB

For sale by Auction on 15th December 2022 (unless sold or withdrawn prior)



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## Lincolnshire DN31 1LB

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### Property Information

#### Freehold Retail Investment

- Entirely let to Coopland & Son (Scarborough) Limited - a part of EG Group (Euro Garages)
- 5 years from 01/10/21 (No breaks)
- Nearby occupiers include Marks & Spencer, Body Shop, Starbucks, McDonald's and Greggs
- VAT-free Investment

#### Lot

42

#### Auction

15th December 2022

#### Rent

£30,000 per Annum Exclusive

#### Status

Available

#### Sector

High Street Retail

#### Auction Venue

Live Streamed Auction

#### Location

##### Miles

33 miles south-east of Kingston upon Hull, 35 miles north-east of Lincoln

##### Roads

A1, M1 and M180

##### Rail

Grimsby Town Railway Station

##### Air

Humberside Airport

#### Situation

The property is prominently located on the southern side of the pedestrianised Victoria Street at its junction with West St Mary's Gate and opposite Freshney Place Shopping Centre. Nearby occupiers include Marks & Spencer, Body Shop, Starbucks, McDonald's and Greggs.

#### Tenure

Freehold.

#### EPC

See Legal Pack

#### Description

The property comprises two shops arranged on the ground, first and second floors.

#### VAT

VAT is not applicable to this lot.

#### Completion Period

Six Week Completion

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## Tenancy & Accommodation

Address	Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
18 Victoria Street	Ground	Retail	60.90	(655)	COOPLAND & SON (SCARBOROUGH) LIMITED (1) (t/a Cooplands)	5 years from 01/10/2021	£30,000
	First	Office/Ancillary	45.20	(486)			
	Second	Ancillary	34.10	(367)			
5 West St Mary's Gate	Ground	Retail	11.60	(125)			
<b>Total</b>			<b>151.80</b>	<b>(1,633)</b>			<b>£30,000</b>

(1) Founded in 1885, Cooplands employs more than 1,600 staff and with about 180 stores and cafes, is the UK's second largest bakery chain. Cooplands was sold to CS Food Group Holdings Limited and in 2021 became part of EG Group (Euro Garages). ([www.cooplands-bakery.co.uk](http://www.cooplands-bakery.co.uk))

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## Contacts

### Acuitus

**David Margolis**  
+44 (0)20 7034 4862  
+44 (0)7930 484 440  
[david.margolis@acuitus.co.uk](mailto:david.margolis@acuitus.co.uk)

**Henry John**  
+44 (0)20 7034 4860  
+44 (0)7876 884 320  
[henry.john@acuitus.co.uk](mailto:henry.john@acuitus.co.uk)

### Seller's Solicitors

**Rollits LLP**  
Citadel House 58 High Street  
Hull  
HU1 1QE

**Glenn Craft**  
01482 337 252  
[glenn.craft@rollits.com](mailto:glenn.craft@rollits.com)

### Associate Auctioneers



**Scotts Property LLP**  
12 Town Hall Street  
Grimsby  
DN31 1HN

**Lawrence Brown**  
01472 267 000  
[lawrence@scotts-property.co.uk](mailto:lawrence@scotts-property.co.uk)

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