

Lot 47, Imperial House & Riverhead, Victoria Street West, Grimsby,

Lincolnshire DN31 1DD

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)



Majority Freehold Retail, Office and Development Opportunity

www.acutus.co.uk

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Property Information

Majority Freehold Retail, Office and Development Opportunity

- Currently comprises terrace of 5 retail/leisure units and a substantial 5 storey office building
- Prior approval granted on Imperial House for 24 apartments
- Further redevelopment potential (subject to consents)
- Low capital value psf
- Riverhead Floor Area of approx. 3,992.07 sq m (42,981 sq ft)
- Imperial House Floor Area of approx. 2,463.79 sq m (26,520 sq ft)
- Site area of 1.17 Acres (0.47 Ha)
- Prominent City Centre location opposite Freshney Place Shopping Centre

Lot

47

Auction

25th September 2024

Vacant Possession

Status

Available

Sector

Development

Auction Venue

Live Streamed Auction

On Behalf of Joint LPA Receivers
N Hammond and P Vass

Location

Miles

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

Roads

A16, A180, M180

Rail

Grimsby Town Railway Station

Air

Humberside Airport

Situation

Grimsby, with a resident population of circa 100,000, is a well established commercial centre for North East Lincolnshire and also providing a major fishing port. The town is well situated with road connections to the A180/M180 which in turn provides access to the M18, the Humber Bridge and Humberside International Airport.

The property is prominently located in central Grimsby, some 400 metres from Grimsby Town Railway Station, with frontages onto Frederick Ward Way (A1136) and Victoria Street. The property is conveniently positioned opposite Freshney Place Shopping Centre, with occupiers including Primark, Marks and Spencer, Waterstones, Clarks, TK Maxx and Costa Coffee.

Tenure

Freehold. Car Park held Long Leasehold, held from North East Lincolnshire Council for a term of 99 years from 15/12/2000 (Highlighted Blue on plan within the auction particulars).

Description

The property currently comprises a terrace of 5 ground floor retail/leisure units, two of which have first floor ancillary accommodation (Riverhead), together with an adjoining substantial 5 storey office building (Imperial House) and surface car park. The total site area extends to some 1.17 Acres (0.47 Ha).

VAT

VAT is applicable to this lot.

Planning

Prior approval has been granted for Imperial House, 77 Victoria Street from North East Lincolnshire Council under planning ref DM/0779/21/PAC for the proposed conversion of offices to 24 residential apartments (www.nelincs.gov.uk/planning-and-building-control/planning-applications/planning-portal/).

Note

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Completion Period

Six week completion

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Tenancy & Accommodation

Building	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Possession
Imperial House	Office	2,463.79	(26,520)	VACANT POSSESSION
Riverhead Units 1, 2-3, 4, 5, 5a	Retail/Leisure	3,993.07	(42,981)	VACANT POSSESSION
Total		6,456.86	(69,501)	

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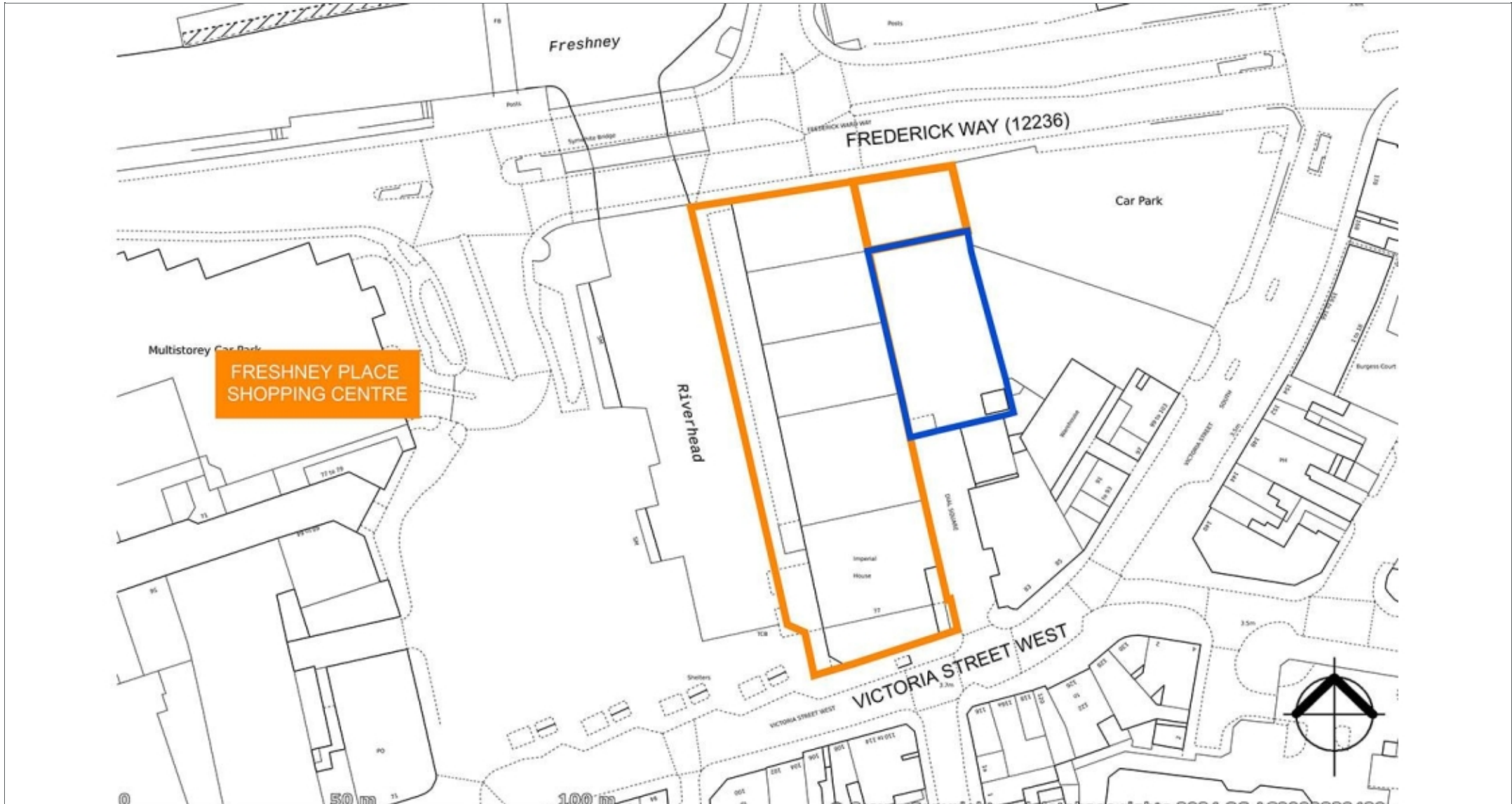
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2024