

Lot 12

£95,000 Per Annum
Exclusive

35 - 41 Victoria Street West & 1 Brewery Street, Grimsby, Lincolnshire DN31 1DE

Prominent Freehold Bank Investment



Key Details

- Prominent Pedestrianised Town Centre Location
- Adjacent entrance to Freshney Place Shopping Centre
- Let to Barclays Bank PLC on a lease expiring 2026 (NO BREAKS)
- Break option 2021 NOT exercised
- Future alternative use potential of the upper floors
- VAT-free Investment

On Instructions of Receivers

Location

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

Roads: A16, A180, M180

Rail: Grimsby Railway Station

Air: Humberside Airport

Situation

The property is located in a prominent town centre location on the prime pedestrianised shopping street in Grimsby, opposite The Freshney Place Shopping Centre. Retailers in the Centre include Starbucks, Greggs, Superdrug, Vision Express & Poundland. Neighbouring occupiers on Victoria Street include McDonald's (Opposite) Greggs, Lloyds Bank, NatWest, Santander, M&S, Specsavers and Nationwide.

Description

This Grade II Listed property comprises a ground floor banking hall with ancillary/staff accommodation at first and second floors. The property benefits from two main entrances, Victoria Street & Brewery Street.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Energy Performance Certificate

Band D. See Legal Pack at www.acutus.co.uk

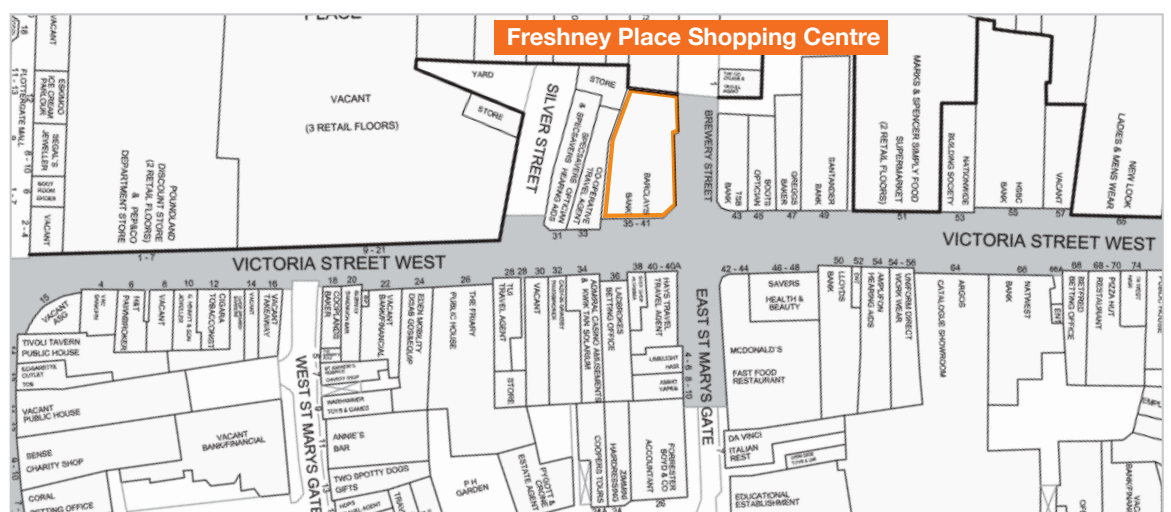
Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)
Ground	Retail	311.00 sq m (3,348 sq ft)	BARCLAYS	20 years from	£95,000	01/01/2025
First	Ancillary	233.46 sq m (2,513 sq ft)	BANK PLC (1)	15/05/2006 on a full repairing & insuring lease subject to a schedule of condition		(14/05/2026)
Second	Ancillary	222.60 sq m (2,396 sq ft)				
Total		767.06 sq m (8,257 sq ft)			£95,000	

(1) For the year ended 31st December 2019 Barclays UK PLC did not report a turnover but reported a pre-tax profit of £669,000,000, shareholders funds of £16,513,000,000 and a net worth of £12,983,000,000 (Source: Experian 07.01.2021)

Planning

The property may benefit from future redevelopment for a variety of uses, subject to all necessary consents/permissions and current tenancy. Interested Parties are referred to North East Lincolnshire Council - www.nelincs.gov.uk



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