

# TO LET

SUBJECT TO VACANT POSSESSION

**6 BULL RING LANE  
ST JAMES PRECINCT  
GRIMSBY, DN31 1EB**

- ◆ Large retail store
- ◆ Prominent location in town centre
- ◆ Close to Freshney Place
- ◆ Short distance from new cinema, leisure and market hall scheme
- ◆ Ground floor sales 1,747 sq m (18,804 sq ft)
- ◆ Total floor space 3,135 sq m (33,734 sq ft)
- ◆ Service yard
- ◆ Rent and lease terms by negotiation

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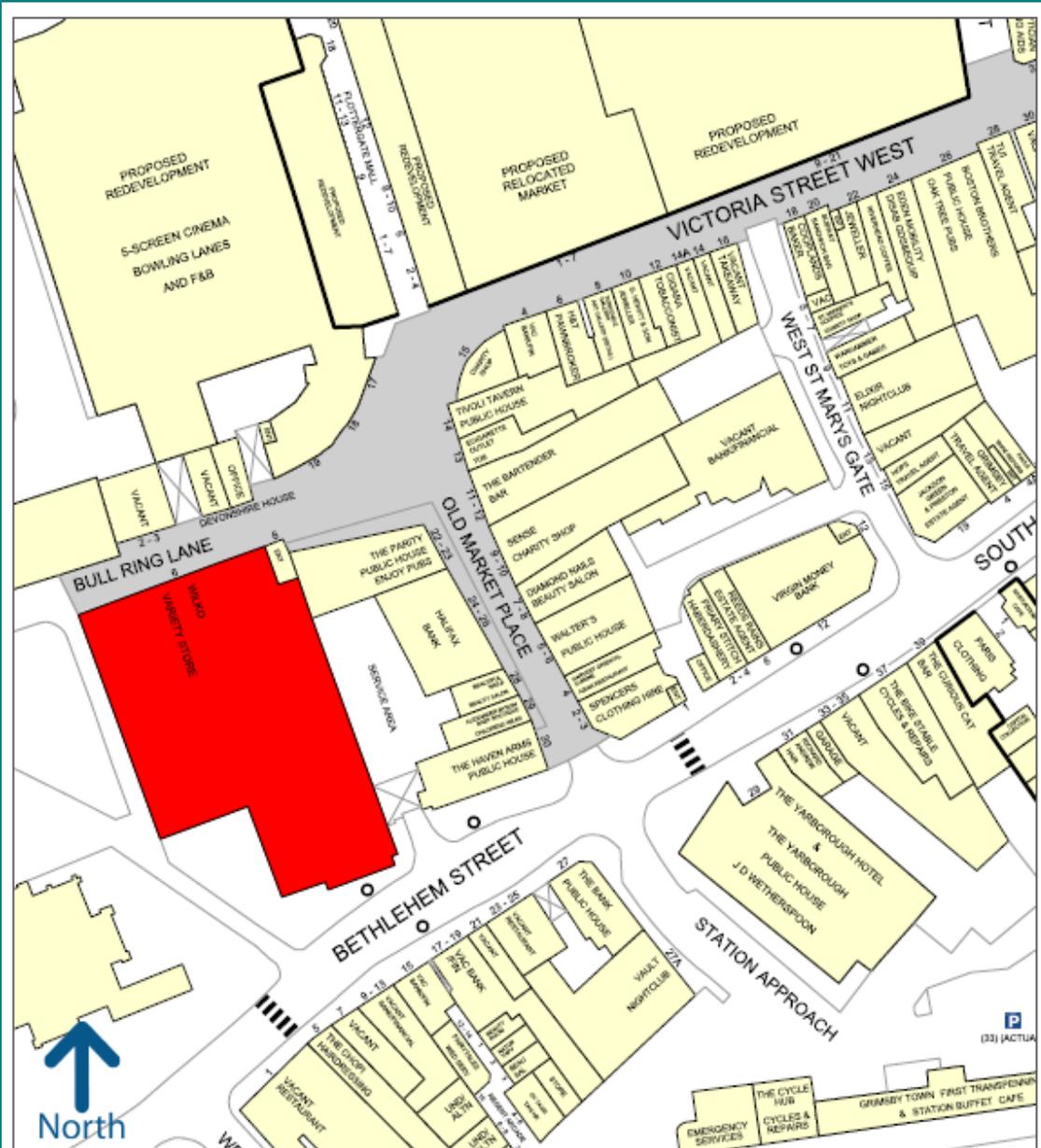
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ctions - 7 nights  
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**THE SIDEWALK  
RESTAURANT & BAR**

**wilko**





Experian Goad Plan Created: 17/08/2023  
Created By: Smith Price RRG

## Location

The property is located in a prominent location in the heart of Grimsby town centre forming part of St James Precinct where other occupiers include Halifax and The Parity public house. Freshney Place shopping centre is a short distance away. Freshney Place has recently been acquired by North East Lincolnshire Council and planning permission has been granted and lead contractor appointed for the redevelopment of the western end of Freshney Place to include a cinema and leisure scheme and new market hall. Completion is expected in 2025. Other nearby occupiers include Wetherspoons, Marks and Spencer and Iceland.

Immediately to the west of the property is Grimsby Minster and St James Square. St James House, fronting the square is to be redeveloped as managed and co-working office space with niche retail and craft businesses at ground floor.

The town centre is compact and is dominant retail offer in North East Lincolnshire. Road and public transport access is good, the railway station being a short distance away, the property is on a bus route and there is ample parking within Freshney Place itself.

## The Property

The property was constructed in the late 1970s and is arranged on ground and first floors. There is potential to subdivide the property to suit occupational requirements.

The property benefits from use of a shared service yard which is accessed from Bethlehem Street.

## Use

The property is suitable for a wide range of uses.



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## Accommodation

The following dimensions and gross internal floor areas have been taken from archived documents and will be verified prior to completion.

Gross frontage	40m	131'
Shop depth	64m	210'
Ground floor sales	1,747 sq m	18,804 sq ft
Ground floor storage	417 sq m	4,489 sq ft
First floor storage / ancillary	710 sq m	7,642 sq ft
First floor former cafe	260 sq m	2,799 sq ft



## Rent and lease terms

The premises are available, subject to vacant possession, on a new FRI lease for a term to be agreed on sensible rental terms.

## EPC

The property has an Energy Performance Asset rating E.

## Business Rates

The property is shown in the rating list as Shop and Premises with a Rateable Value of £185,000.

## Costs

Each party will be responsible for their own legal and surveyors costs incurred in respect of this transaction.



## Freshney Place Proposed Scheme



**smithprice** | RRG  
RETAIL & LEISURE

**Jim Moloney**

[jimmoloney@sprrg.co.uk](mailto:jimmoloney@sprrg.co.uk)

**John Loveday**

[johnloveday@sprrg.co.uk](mailto:johnloveday@sprrg.co.uk)

**020 7409 2100**



**Carl Bradley**

[carlbradley@clarkweightman.co.uk](mailto:carlbradley@clarkweightman.co.uk)

**Rob Hutchinson**

[robhutchinson@clarkweightman.co.uk](mailto:robhutchinson@clarkweightman.co.uk)

**01482 645522**

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