

Unit B, Haycroft Avenue,
Grimsby, DN31 2PF

FOR SALE

Detached industrial unit

Extending to approximately
86.5 sq m (931 sq ft) overall

Comprising open plan
workshop with ancillary
accommodation and mezzanine

Close to Grimsby town centre

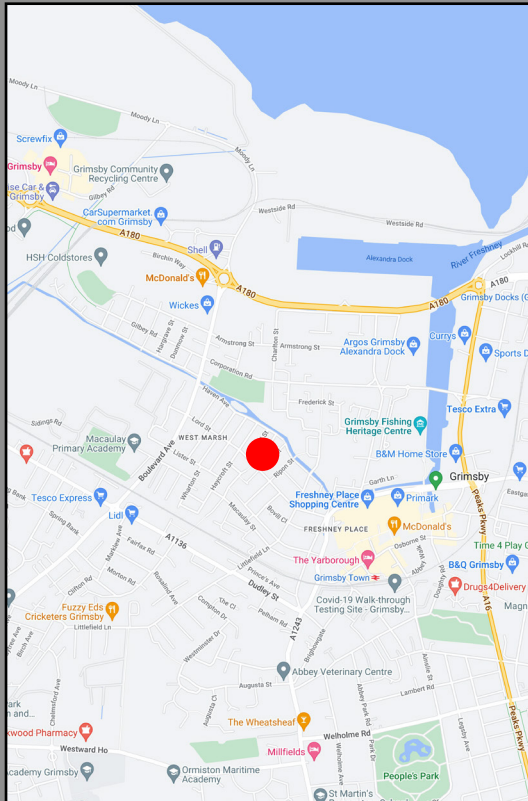
Guide Price £65,000

Scotts
01472 267000



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www.scotts-property.co.uk

LOCATION/DESCRIPTION

The town of Grimsby forms part of the larger Grimsby and Cleethorpes conurbation with a population of approximately 88,250. The town is approximately 27 miles east of Scunthorpe and 32 miles south-east of Kingston-Upon-Hill.

Within this context the property is located on the northern side of Haycroft Avenue 0.5 miles to the south-east of Grimsby town centre and 1 mile to the south of the A180.

The property comprises an open plan workshop with office and ancillary accommodation to the ground floor and an additional first floor mezzanine. The property also benefits from an electric roller shutter door and additional security measures while the flexibility offered by the premises makes them suitable for a variety of uses.

ACCOMMODATION

Ground	Workshop/ancillary	77.0 sq m	(829 sq ft)
First	Mezzanine	9.5 sq m	(102 sq ft)

DISPOSAL/LEASE TERMS

The premises are offered For Sale at a guide price of £65,000.

RATEABLE VALUE

The new occupier will be responsible for the payment of Business Rates at the property. We have examined the Gov.uk website and have been unable to find a rating for the property.

The premises will require reassessment should a change of use take place / the new occupier may be eligible for Small Business Rates Relief but should make contact with North East Lincolnshire Council for confirmation.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred together with any Stamp Duty Land Tax that may be payable.

ENERGY PERFORMANCE RATING: To be confirmed

FURTHER INFORMATION AND TO VIEW

Contact Lawrence Brown lawrence@scotts-property.co.uk 07710 312712 or Kerry Burnett-Cox kerry@scotts-property.co.uk 07749 725316

Offices: Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimsby** 12 Town Hall Street, DN31 1HN **CS.6917**

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