Rear of 292 Weelsby Street, Grimsby, DN32 8AB

FOR SALE / TO LET

Detached workshop/storage premises

Extending to approximately 44.4 sq m (478 sq ft) overall

Plot extending to 0.05 acres (0.02 hectares)

Private access road with yard

Suitable for a number of uses

Guide Price £45,000
Guide Rent £3,900 p.a.

Scotts
01472 267000

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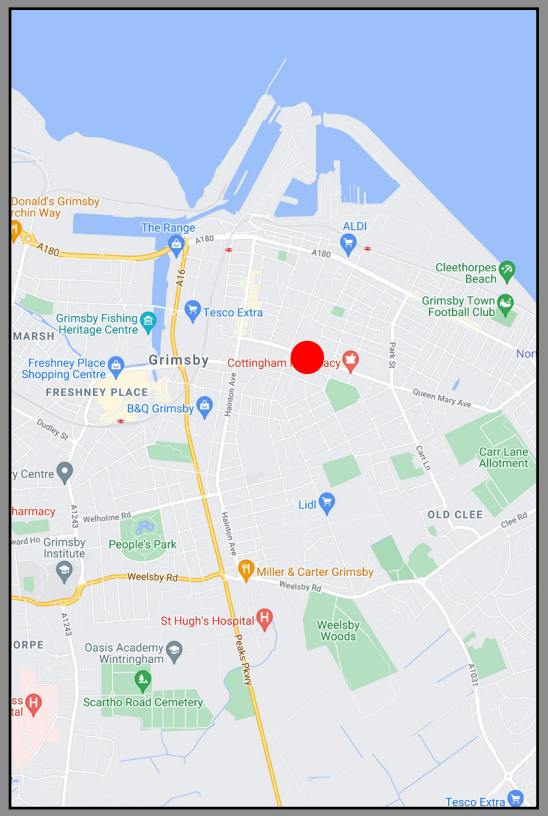

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LOCATION/DESCRIPTION

The town of Grimsby forms part of the larger Grimsby and Cleethorpes conurbation with a population of approximately 88,250. The property is located approximately ¾ mile to east of Grimsby town centre within a densely populated residential area.

The property comprises two storey brick-built premises under a pitched interlocking concrete tiled roof with a roller shutter access door and private yard area which itself is accessed via a secure accessway from Weelsby Street.

Internally the accommodation provides storage/workshop accommodation to ground floor with office/storage at first floor together with further ancillary facilities.

ACCOMMODATION

Ground Floor	storage/workshop	26.3 sq m	(283 sq ft)
First Floor	office/storage	18.1 sq m	(195 sq ft)

DISPOSAL/LEASE TERMS

The premises are offered For Sale at a guide price of £45,000 or To Let for a minimum term of years to be agreed on a full repairing and insuring basis at a guide rent of £3,900 per annum.

RATEABLE VALUE

The new occupier will be responsible for the payment of Business Rates at the property.

The premises are listed within the Rating List as 'Store & Premises' with a Rateable Value of £1,175 (Source VOA website), although 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.

ENERGY PERFORMANCE RATING: Awaiting 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.

FURTHER INFORMATION AND TO VIEW

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

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