

122 Cleethorpe Road
Grimsby, DN31 3HW

FOR SALE

Ground floor retail premises

Accommodation extending to
approximately 120.5 sq m
(1,297 sq ft) overall

Comprising of retail area and
ancillary accommodation

Benefiting high levels of
passing traffic

Occupiers including Stevensons
Furniture Centre, A P Robinson
Accountant and Caxton Theatre
are located nearby

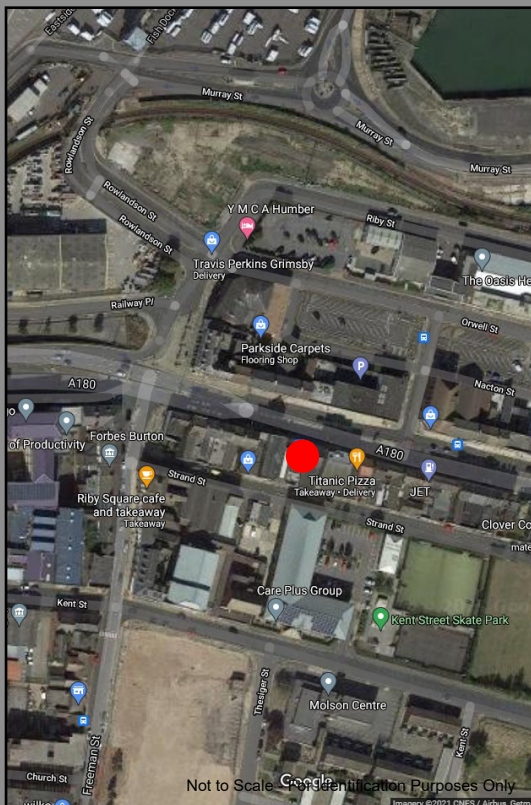
Guide Price £30,000

Scotts
01472 267000



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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 town is situated approximately 27 miles east of Scunthorpe and 32 miles south-east of Kingston-Upon-Hull. In recent years, Grimsby has experienced considerable investment following the large offshore wind farm projects with further investment anticipated following the establishment of the Renewable Energy Centre at the Grimsby Institute for Further Education and proposed phase 2 of the Hornsea Project.

The property is situated south side of Cleethorpe Road which forms an extension to the A180 main arterial road from Grimsby to Cleethorpes. The property is situated close to Ribby Square and the junction with Freeman Street in a busy retailing area. Grimsby docks is located immediately to the North with a mix of commercial and residential buildings to the south.

Occupiers in the vicinity include a number of local retailers and Stevensons Furniture Centre, A P Robinson Accountant and Caxton Theatre are also located nearby.

The first floor flat has been sold on a long leasehold basis and a nominal ground rent is payable annually.

ACCOMMODATION

In more detail the accommodation comprises

Ground Floor

Retail Area	57.1 sq m	(615 sq ft)
Kitchen	3.4 sq m	(37 sq ft)
Store	17.2 sq m	(185 sq ft)
Store	42.8 sq m	(460 sq ft)

DISPOSAL

The premises are offered For Sale at a guide price of £30,000.

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 'Shop & Premises' with a Rateable Value of £3,600 (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 on 07749 725316 or *Lawrence Brown* lawrence@scotts-property.co.uk on 07710 312712

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