

252 - 256 Freeman Street,
Grimsby, DN32 9DR

FOR SALE

Prominent mid-terrace
retail property

Extending to approximately
239.4 sq m (2,577sq ft) overall

Ground floor retail
accommodation with first floor
storage

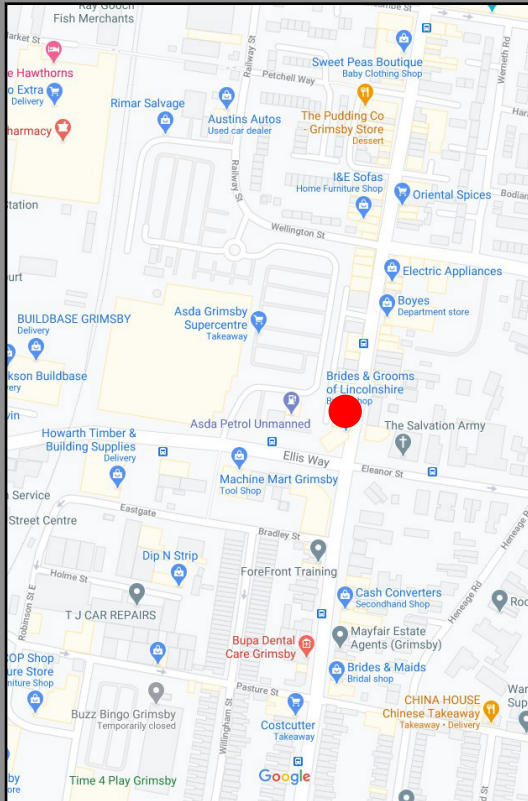
Established and popular location

Guide Price £85,000



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LOCATION

The town of Grimsby forms part of the larger Grimsby and Cleethorpes conurbation, with a population of approximately 88,250. The property is located on the western side of Freeman Street, close to Hainton Square, and forms part of this well-established mixed commercial and high density residential area.

DESCRIPTION

The property comprises a two-storey triple fronted terraced retail premises of solid brick construction with timber frame single glazed shop front with the benefit of roller shutters and recessed doorways beneath a pitched interlocking concrete tile roof together with a pebbledash clad extension to the rear beneath a flat roof. The layout of the premises provides opportunities for subdivision and conversion.

Nearby occupiers include Asda Supermarket, Boyes and a number of local and regional traders.

ACCOMMODATION

Ground Floor

Retail	122.9 sq m	(1,323 sq ft)
Ancillary	13.1 sq m	(141 sq ft)
Workshop	5.0 sq m	(54 sq ft)

First Floor

Storage	98.4 sq m	(1,059 sq ft)
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RATEABLE VALUE

The premises are listed within the Rating List as 'Shop & Premises' with a Rateable Value of £9,400 (Source VOA website). The new occupier may be eligible for Small Business Rates Relief but should make contact with North East Lincolnshire Council for confirmation.

DISPOSAL TERMS

The premises are offered For Sale on a long leasehold basis (current ground rent £1,050 per annum) at a guide price of £85,000.

ENERGY PERFORMANCE RATING: Awaiting Confirmation

LEGAL COSTS

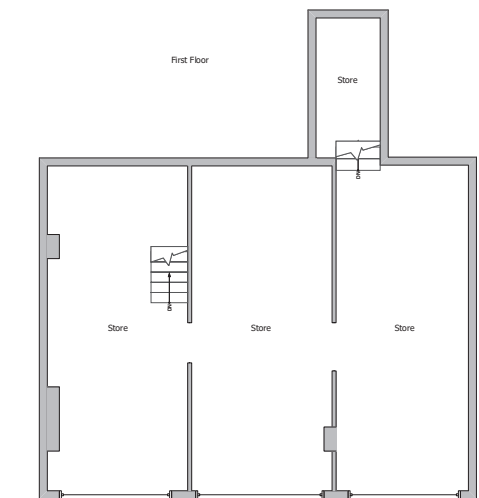
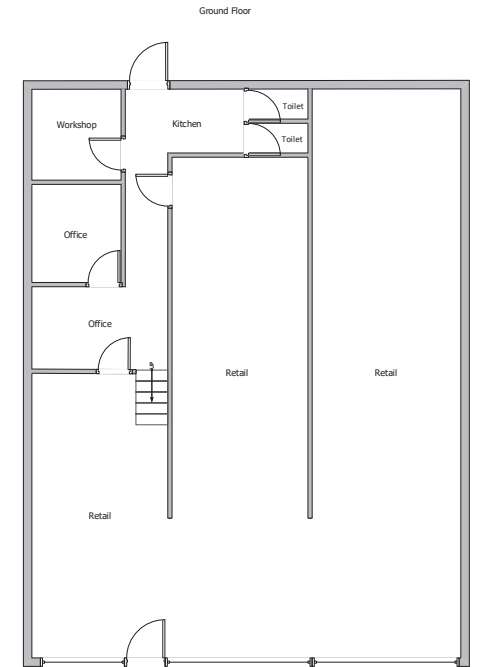
Each party will be responsible for their own legal costs incurred together with any Stamp Duty Land Tax that may be payable.

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

Offices: Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimsby** 12 Town Hall Street, DN31 1HN **CS.6792**

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Not to Scale - For Identification Purposes Only