

15 Hainton Avenue,
Grimsby, DN32 9AS

INVESTMENT

Mixed retail/residential property
within popular location

Accommodation extending to
approx. 446.7 sq m (4,808 sq ft)

Ground floor unit comprising
retail area, three stores / offices /
workshops & ancillary
accommodation

First floor comprises 3 flats

Car parking at rear

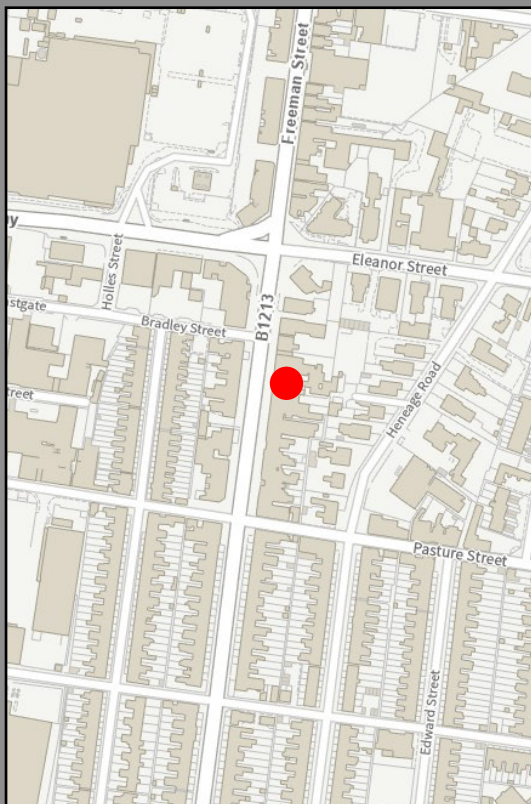
Guide Price £200,000

Scotts
01472 267000



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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 town is situated approximately 27 miles east of Scunthorpe and 32 miles south-east of Kingston Upon Hull. The property is situated on the eastern side of Hainton Avenue which is located approximately 1/4 mile to the east of Grimsby town centre. The A180 is located nearby and accessed from Hainton Avenue via Freeman Street.

DESCRIPTION

The property comprises a mid-terrace, former residential dwelling which has been substantially altered/extended over time to provide extensive retail/office/workshop accommodation. Internally, the property comprises a retail area, three store/offices/workshop areas, WC and kitchen area and 3 one bedroom flats to the first floor. To the rear, the property benefits from a large parking area suitable for 8-10 vehicles accessed via Hainton Avenue. Nearby occupiers include Cash Converters and Bell Insurance while a number of local retailers including takeaways and convenience stores are also in the area.

ACCOMMODATION

Ground Floor	Retail	61.6 sq m	(663 sq ft)
	Ancillary	113.9 sq m	(1,226 sq ft)
First Floor	Flat 1	22.1 sq m	(238 sq ft)
	Flat 2	31.5 sq m	(339 sq ft)
	Flat 3	42.1 sq m	(453 sq ft)

TENANCIES

Property	Tenant	Rent p.c.m.	Rent p.a.	Business Rates / Council Tax p.a.	EPC
Ground Floor Retail	Vacant	£866 (guide)	£10,400 (guide)	£7,700	TBC
Flat B	Let to an individual on AST	£400	£4,800	£1,335.61	D
Flat C	Let to an individual on AST	£325	£3,900	£1,335.61	E
Flat D	Vacant	£350 (guide)	£4,200	£1,335.61	D

DISPOSAL / LEASE TERMS

The premises are offered For Sale at a guide price of £200,000.

RATEABLE VALUE / COUNCIL TAX

The new occupier of the ground floor 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 £7,700 (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. Occupiers of the first floor are each responsible for their own Council Tax.

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.6829**

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