

Upper Burgess Street,
Grimsby, DN31 1PB

FOR SALE

Development land in popular
well established town
centre location

Extends to approximately
0.38 Acres (0.15 Hectares)
overall

Would suit a variety of uses
subject to planning

Good access to the A16
and A180

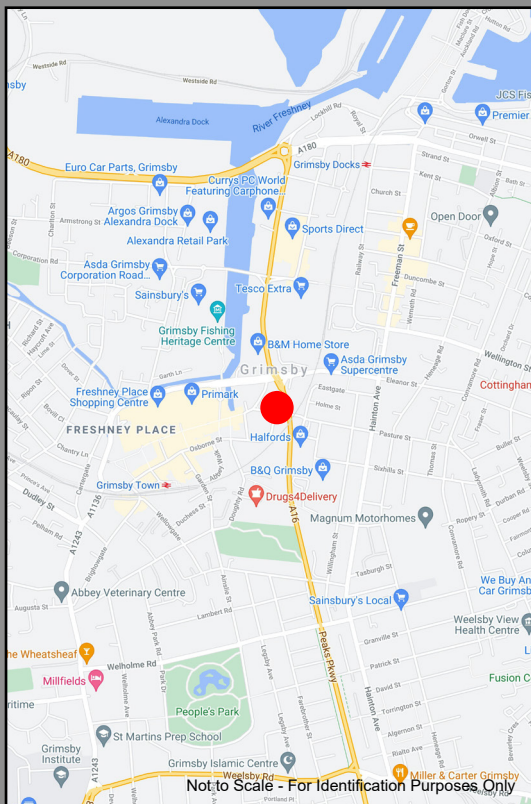
Guide Price £275,000

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. 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.

DESCRIPTION

The property consists of a parcel of land located on the eastern side of Upper Burgess Street, approximately 200m to the east of Grimsby town centre. The property is currently a mixture of tarmac surface car parking and unmade land.

Nearby occupiers include Allenby Stevenson, B&M Home Store, Home Bargains and Manpower Recruitment, in addition to a variety of other local occupiers.

ACCOMMODATION

Extends to approximately 0.38 Acres (0.15 Hectares) overall

RATEABLE VALUE

Once constructed, any premises are likely to attract a business rating/council tax liability dependant on size, use and specification.

DISPOSAL TERMS

The premises are offered For Sale at a guide price of £275,000.

ENERGY PERFORMANCE RATING: Not Applicable

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.6826**

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