

St Mary's Chambers,
West St Mary's Gate, Grimsby, DN31 1LB

FOR SALE / TO LET

Substantial Grade II Listed
office premises extending to
c.569.7 sq m (6,133 sq ft)

Parking for up to 15 vehicles

Potential for residential
development (subject to planning)
or subdivision

Available for immediate
occupation

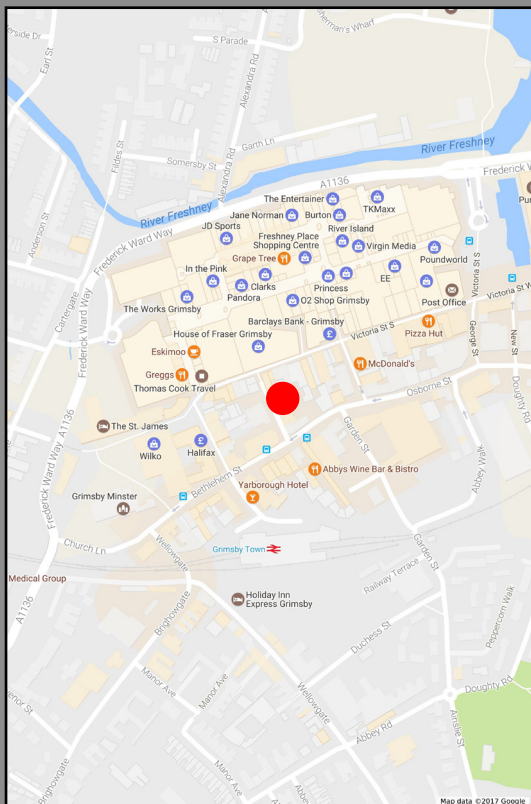
Price £450,000
Rent £35,000 p.a.

Scotts
01472 267000



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LOCATION/DESCRIPTION

The premises, which have most recently been utilised as a solicitors office, but have been previously provided a Town Clerk office, a doctors surgery and residential town house. The property is situated on West St Mary's Gate directly in the heart of Grimsby town centre, and is one of the oldest buildings in the town. Positioned within close proximity to the prime retail pitch on Victoria Street, the property is well placed to benefit from local shops, bars and restaurants as well as excellent transport links to the surrounding areas.

Internally, the property provides a considerable number of individual offices and staff ancillary accommodation, with the specification generally comprising carpet flooring, plastered and painted walls under a part suspended, but predominantly painted plaster ceiling with fluorescent lighting. Also contained within the property is a small courtyard, two staircases and a strong-room.

Nearby occupiers include Jackson Green & Preston estate agents, Chambers public house, Yorkshire bank and the Abbeygate shopping arcade.

ACCOMMODATION

Ground Floor	282.2 sq m	(3,038 sq ft)
First Floor	287.5 sq m	(3,095 sq ft)

DISPOSAL/LEASE TERMS

The premises are available For Sale at a guide price of £450,000.

Alternatively the premises are available To Let at a guide rent of £35,000 per annum for a minimum term of 3 years on a full repairing and insuring basis

RATEABLE VALUE

The occupier will be responsible for the payment of rates at the property. The premises are listed within the 2017 Rating List as 'Offices & Premises' with a Rateable Value of £24,000 (Source VOA website)

LEGAL COSTS

In the event of a sale, each party will be responsible for their own legal fees incurred in this transaction, together with any Stamp Duty Land Tax that may be payable

In the event of a letting then the ingoing tenant will be responsible for all reasonable legal costs incurred together with any Stamp Duty Land Tax that may be payable.

ENERGY PERFORMANCE RATING: Not Applicable

FURTHER INFORMATION AND TO VIEW

Contact Kerry Burnett-Cox kerry@scotts-property.co.uk 07749 725316

Offices: Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimsby** 12 Town Hall Street, DN31 1HN **CS.6326**

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