

52 Caistor Road,  
Laceby, DN37 7JB

# FOR SALE

Detached two-storey mixed use  
property

Extending to approximately  
131.7 sq m (1,418 sq ft) overall

Popular village location with parking  
immediately adjacent

Excellent access onto the A46 and  
A18, providing direct links to  
Lincoln, Peterborough and the  
national motorway

**Guide Price £165,000**

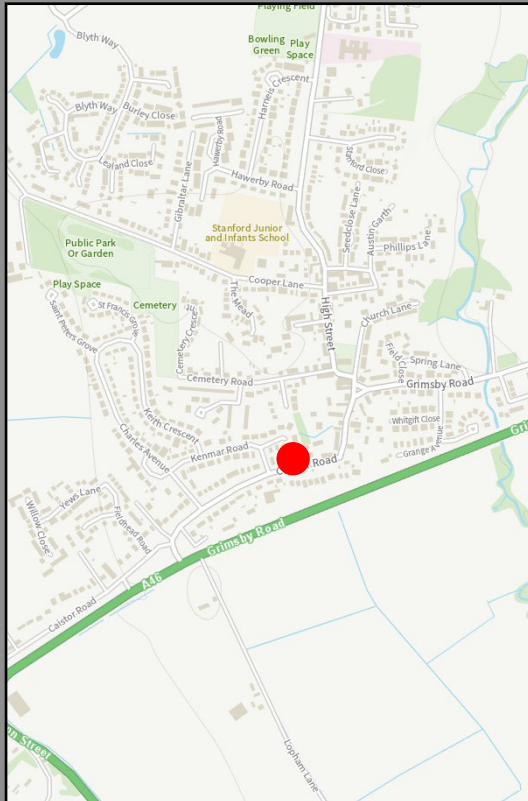


**Scotts**  
01472 267000



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## LOCATION/DESCRIPTION

The town of Grimsby lies approximately 15 miles north of Louth, 27 miles east of Scunthorpe and 32 miles south-east of Kingston upon Hull. The area forms part of the Yorkshire and Humber region and access into the town is predominantly via the A180 from the west, providing a link with the national motorway network, and the A46 and A16, which lead south-west and south respectively into Lincolnshire.

Within this context, the property is situated on northern side of Caistor Road, in the heart of the village of Laceby, approximately 4 miles southwest of Grimsby town centre. Internally, the ground floor of the premises includes a sales area to the front with rear storeroom and WC facilities while a single car garage also forms part of the ground floor accommodation. The first floor comprises living accommodation is made up of a kitchen, living room, 3 bedrooms and a bathroom, all accessed via a doorway from the garage.

Neighbouring occupiers are a mixture of residential premises and local businesses such as takeaway food outlets and a hairdresser.

## ACCOMMODATION

<b>Ground Floor</b>		
Retail	48.3 sq m	(520 sq ft)
Ancillary	14.1 sq m	(152 sq ft)
Garage	14.4 sq m	(155 sq ft)

<b>First Floor</b>		
Residential	54.9 sq m	(591 sq ft)

## RATEABLE VALUE

The new occupier will be responsible for the payment of Business Rates at the property. The ground floor premises are listed within the Rating List as 'Shop & Premises' with a Rateable Value of £4,850 (Source VOA website), although the premises may 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. The first floor flat has a council tax band of A the annual amount payable for 2021/22 is £1,295.55.

## DISPOSAL TERMS

The premises are offered For Sale at a guide price of £165,000.

**ENERGY PERFORMANCE RATING:** Awaiting Confirmation

## LEGAL COSTS

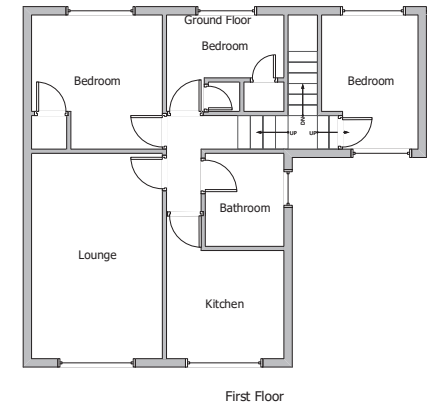
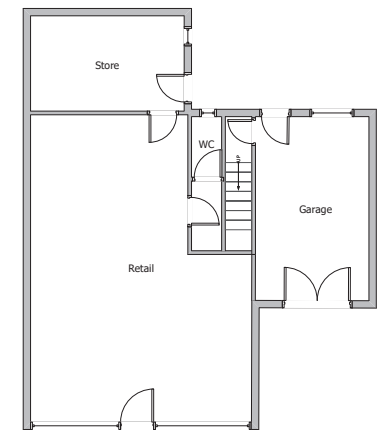
Each party will be responsible for their own legal costs incurred together with any Stamp Duty Land Tax that may be payable.

## FURTHER INFORMATION AND TO VIEW

Contact Lawrence Brown [lawrence@scotts-property.co.uk](mailto:lawrence@scotts-property.co.uk) on 07710 312712 or Kerry Burnett-Cox [kerry@scotts-property.co.uk](mailto:kerry@scotts-property.co.uk) on 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.6807**

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Not to Scale - For Identification Purposes Only