

St James House, St James Square

Grimsby DN31 1EP



- ◆ Development Opportunity
- ◆ 4 Storey Building
- ◆ Plus c.30 Car Parking Spaces

- ◆ Town Centre Location
- ◆ Total Accommodation 844.8 sq m (9,093 sq ft)
- ◆ Part Income Producing

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FOR SALE - Price on Application

LOCATION / DESCRIPTION

St James House is situated in the heart of Grimsby Town Centre overlooking the Grimsby Minster and forming part of St James Square. The area surrounding the property has recently seen substantial regeneration including the reshaping and remodelling of St James Square and there are proposals to redevelop the nearby Market Hall and part of the Freshney Place Shopping Centre to provide a new cinema, market hall, shops and restaurants.

The premises have offices on the ground, first and second floors whilst the third floor was previously utilised as a flat. Car parking for approximately 30 vehicles is available with access from Cartergate.

The building is currently unoccupied but the second floor offices are let to North East Lincolnshire Council at a fixed rent of £100 per annum, the lease expires in 2032.

The property offers an ideal development opportunity. Potential exists for the creation of ground floor retail/restaurant units, reinstatement of the offices to the upper floors or a wholesale conversion to residential accommodation.



DISPOSAL TERMS

Interested parties should discuss opportunities and disposal terms.

ENERGY PERFORMANCE RATING:

To be confirmed

RATEABLE VALUE

The nature of the property is such that it will require reassessment for rating purposes dependent upon proposed uses and development proposals etc.

LEGAL COSTS

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

FURTHER INFORMATION AND TO VIEW

Contact Lawrence Brown
01472 267000
lawrence@scotts-property.co.uk



Offices: Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimsby** 12 Town Hall Street, DN31 1HN **CS.6818**

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