

25 Chantry Lane
Grimsby, DN31 2LP

FOR SALE

Edge of town centre location

Accommodation extending to
approximately 185.7 sq m
(2,000 sq ft) overall

Deceptively spacious offices

Benefits from car parking

Nearby occupiers include Wilkin
Chapman Solicitors, DFA
Accountants, Technical Solution
House Ltd and HLA Law

Guide Price £110,000

Scotts
01472 267000

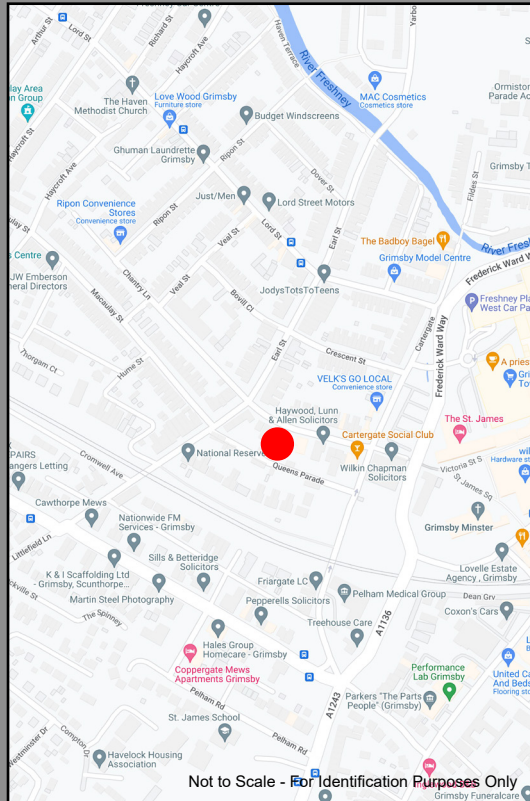


ALL PHOTOS TAKEN AS OF DECEMBER 2020



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01472 267000
www.scotts-property.co.uk

LOCATION

Situated in a mixed commercial and residential area in the edge of Grimsby Town centre and only a short walk from the Freshney Place Shopping centre and the central business district. The premises form part of a small cluster of commercial premises in this expanding business location with a wide range of occupiers situated in the immediate vicinity.

DESCRIPTION

The property comprises a two-storey building providing good quality office accommodation over both ground and first floor, offering flexible workspace with a mix of open plan and cellular accommodation.

Externally, the property is serviced by a car park located off Queens Parade Rear Access road.

ACCOMMODATION

In more detail the accommodation comprises:-

Ground Office	66.6 sqm	717 sq ft
Ground Kitchen/Staff Room/Store	38.8 sqm	418 sq ft
First Offices	75.5 sqm	813 sq ft
First Kitchen	4.8 sqm	52 sq ft
Total	185.7 sqm	2,000 sq ft

DISPOSAL/LEASE TERMS

The premises are offered For Sale at a guide price of £110,000.

RATEABLE VALUE

The new occupier will be responsible for the payment of Business Rates at the property. The premises are listed within the Rating List as 'Offices & Premises' with a Rateable Value of £10,250 (Source VOA website), although the premises will 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.

LEGAL COSTS

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

ENERGY PERFORMANCE RATING: 'E'

FURTHER INFORMATION AND TO VIEW

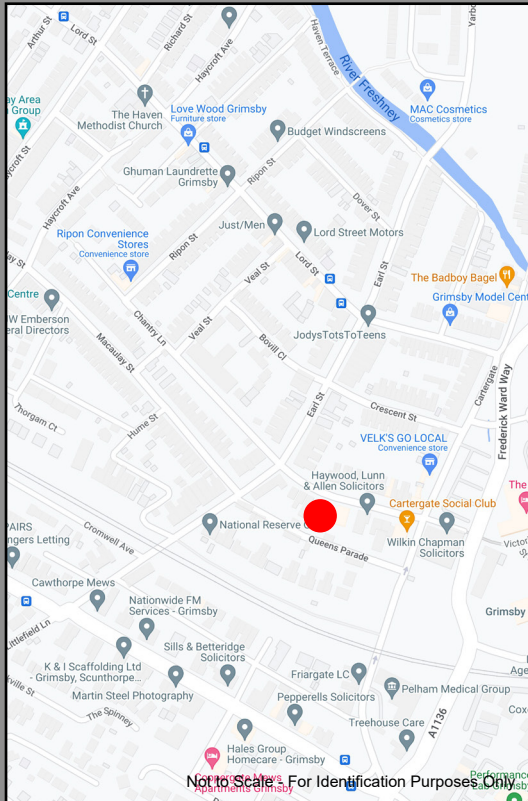
Contact Kerry Burnett-Cox kerry@scotts-property.co.uk 07749725316

Offices: Hull 66 - 68 Humber Street, HU1 1TU Scunthorpe Sovereign House, Arkwright Way, DN16 1AL Grimsby 12 Town Hall Street, DN31 1HN CS.7043

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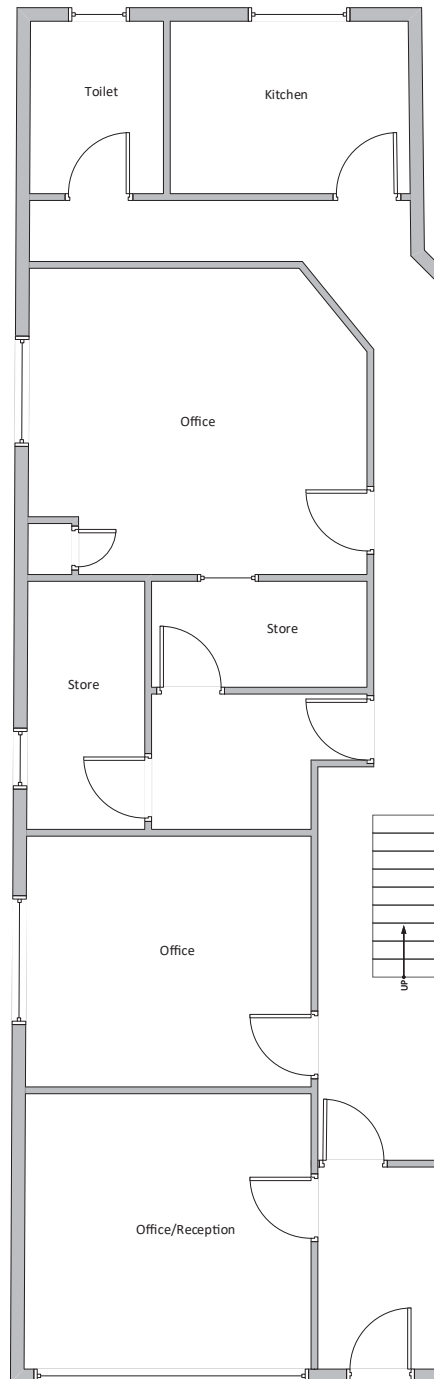
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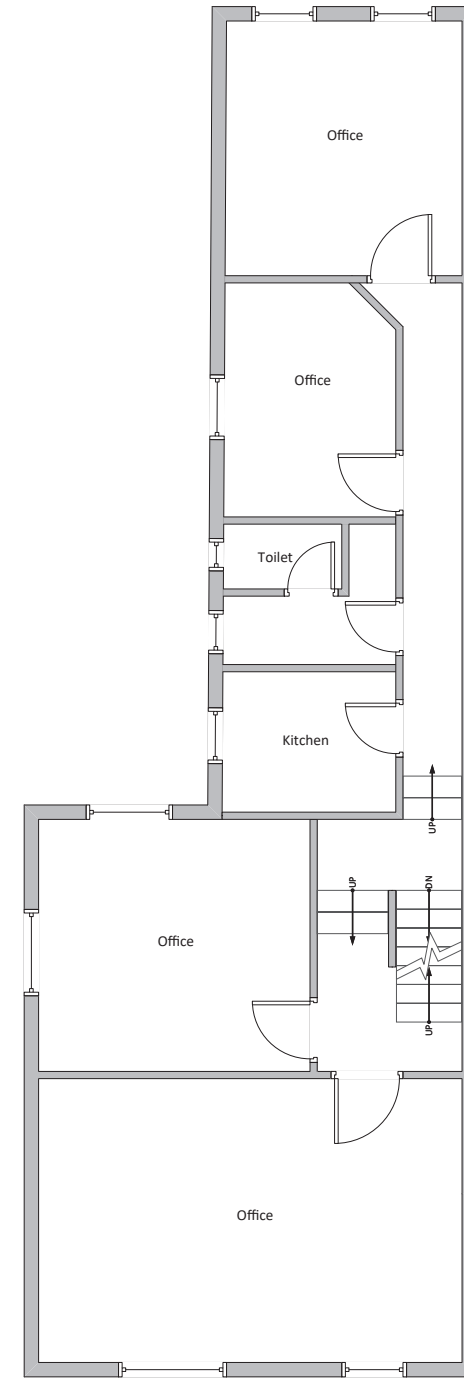


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GROUND FLOOR



FIRST FLOOR



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