

116 Cromwell Road,
Grimsby, DN31 2DF

FOR SALE

Two storey retail premises

87.2 sq m (938 sq ft) overall

Ground floor retail area &
ancillary with first floor
storage/office space with return
frontage

Nearby occupiers include Lidl,
John Roe Toyota, Betfred,
Cooplands

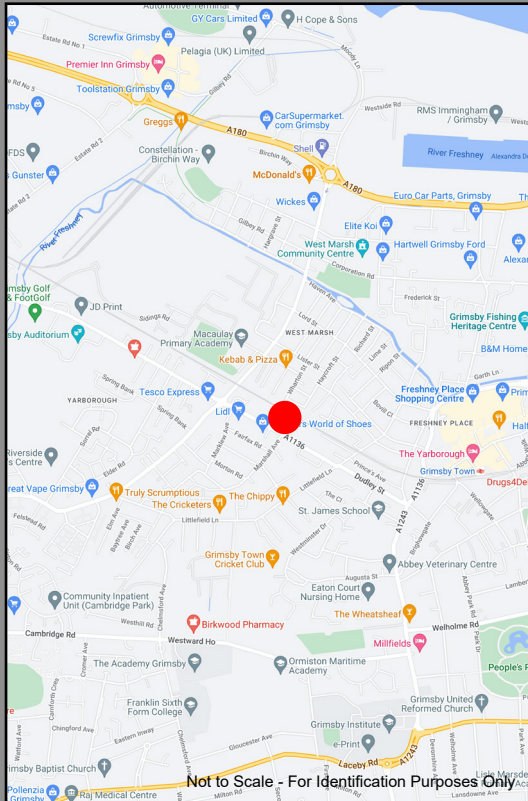
Guide Price £80,000

Scotts
01472 267000



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LOCATION

The town of Grimsby is located within North East Lincolnshire and has a population of approximately £88,000. The property is located on the northern side of Cromwell Road approximately ½ mile to the west of Grimsby town centre. Cromwell Road connects with the A1136 to the west which in turn links with the A180 and national road network.

This end-terrace retail premises is located on a corner plot in an established and popular retail area which comprises a ground floor retail space to the front with ancillary accommodation to the rear while the first floor provides storage/office accommodation.

DESCRIPTION

The configuration of the property lends itself to a number of uses while the property has previously had planning permission to alter the use to that of a restaurant.

Nearby occupiers include a Lidl supermarket Jet petrol station, Tesco express, Betfred and Cooplands bakery together with a variety of other local retailers.

ACCOMMODATION

Ground Retail	32.8 sq m	(353 sq ft)
Ground Ancillary	14.4 sq m	(155 sq ft)
First Office/Storage	40.0 sq m	(430 sq ft)

DISPOSAL/LEASE TERMS

The premises are offered For Sale at a guide price of £80,000.

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 'Shop & Premises' with a Rateable Value of £6,800 (2023 Rating List), 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 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.7020**

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