

Former Bus Depot, Duchess Street,
Grimsby, DN32 0RR

FOR SALE or TO LET

Freehold industrial /
redevelopment opportunity

Workshop
1,115.40 sq m (12,001 sq ft)

Total accommodation
1,258.60 sq m (13,543 sq ft)

Prominent location close to town
centre with small external yard

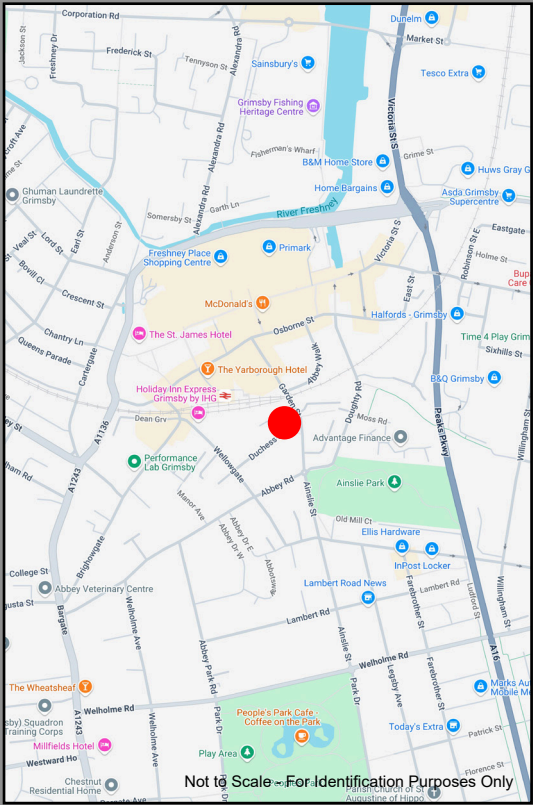
Guide Price £375,000
Guide Rent £29,500 p.a.

Scotts
01472 267000



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LOCATION

Located close to Grimsby town centre and Grimsby station, the property is adjacent to Duchess Street, Garden Street and Railway Terrace, together with the Duchess Street car park. The area surrounding the property is mixed residential and commercial with the popular Wellowgate shopping area and home to Holiday Express located a short walk away.

DESCRIPTION

The property comprises a concrete portal framed building with brick infilled panels under a pitched fibre cement roof with glazing panels and was purpose built as a bus depot approximately 65 years ago. Access is via 2 full height roller shutter doors from Railway Terrace and a single full height roller shutter door from Duchess Street.

There is a also a small external area providing car parking, accessed via the Duchess Street car park.

ACCOMMODATION

Ground Floor	Workshop	1,115.40 sq m	(12,001 sq ft)
Ground Floor	Office Area	143.20 sq m	(1,541 sq ft)
Total		1,258.60 sq m	(13,543 sq ft)

RATEABLE VALUE

The property was removed from the Rating List in April 2022 but was previously listed as Bus Garage and Premises with a rateable value of £13,500. The local billing authority is North East Lincolnshire Council.

DISPOSAL TERMS

The freehold property is offered for sale with vacant possession and has the guide price of £375,000. Alternatively the premises are available to let for a term of years to be agreed at a rent of £29,500 per annum.

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:

The property currently has an energy assessment of 'G'.

FURTHER INFORMATION AND TO VIEW

Contact 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.7196

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