

16 Dudley Street,  
Grimsby, DN31 2AB

# FOR SALE

Edge of town location  
Extending to 365.5 sq m  
(3,930 sq ft)

Offices and ancillary  
accommodation over 2 floors

Benefits from car parking for  
12 vehicles

Nearby occupiers include  
Pepperells Solicitors and the  
Business Hive

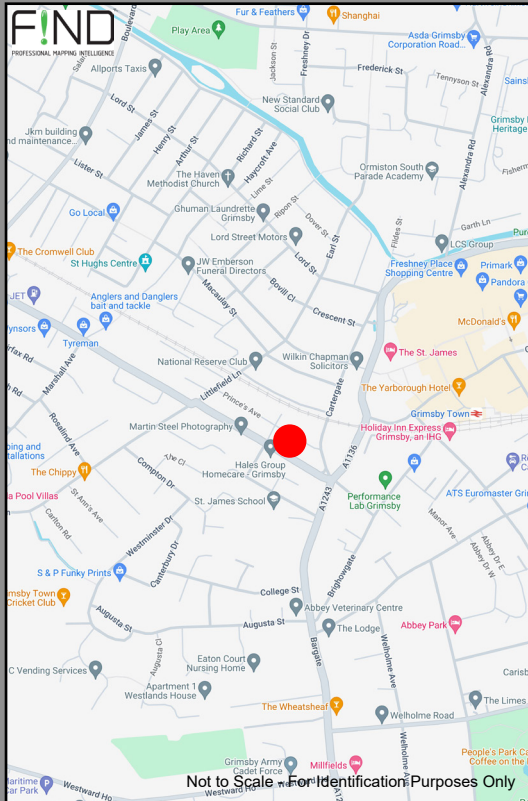
Guide Price £350,000

**Scotts**  
01472 267000



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www.scotts-property.co.uk

## LOCATION

Situated in a mixed commercial and residential area in the edge of Grimsby Town centre and ¼ mile from the Freshney Place Shopping centre and the central business district. The premises form part of a small cluster of former residential properties that have been converted for commercial use in this expanding business location with a wide range of occupiers situated in the immediate vicinity.

## DESCRIPTION

The premises comprises a detached two storey building providing extensive good quality office accommodation with further ancillary accommodation.

Externally, the property benefits from car parking for 12 vehicles.

## ACCOMMODATION

In more detail the accommodation comprises

Ground Offices	171.7 sq m	1,847 sq ft
First Offices	193.6 sq m	2,083 sq ft

## DISPOSAL/LEASE TERMS

The premises are offered For Sale at a guide price of £350,000.

## 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 £16,250 (Source VOA website), although the premises will require reassessment should a change of use take place.

## 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: TBC

## FURTHER INFORMATION AND TO VIEW

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