

213 Freeman Street,  
Grimsby, DN32 9DW

# FOR SALE

Retail property in  
popular location

Ground floor sales area  
27.7 sq m (298 sq ft)

Overall accommodation  
79.5 sq m (856 sq ft)

Eligible for small business rates  
relief subject to qualifying  
occupier

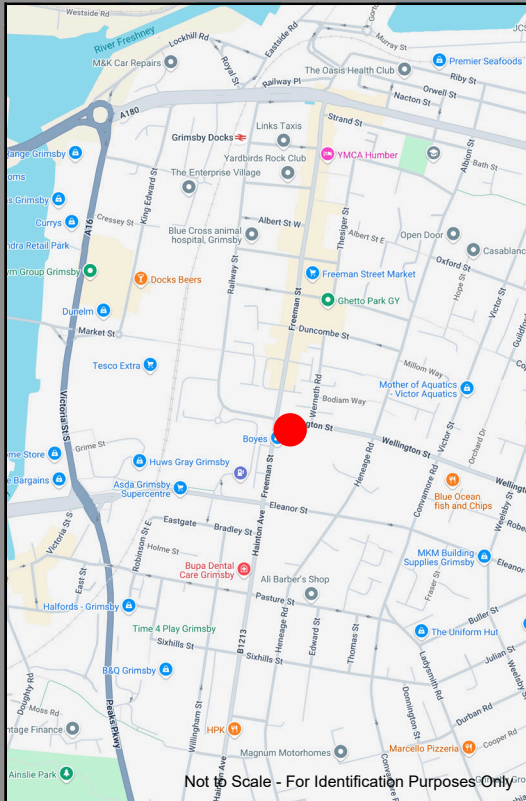
Price £35,000

**Scotts**  
01472 267000



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Not to Scale - For Identification Purposes Only

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www.scotts-property.co.uk

## LOCATION

The premises are situated on the east side of Freeman Street which is a popular and diverse retail area with a large number of residential premises in the vicinity with a well respected market nearby.

## DESCRIPTION

The premises are two storey with the ground floor used for retail purposes with an element of ancillary accommodation. First floor is used as storage. To the rear there is a small yard with a number of outbuildings.

## ACCOMMODATION

Floor	Use	Area sq m	Area sq ft
Ground	Sales	27.7	298
Ground	Ancillary/Storage	14.5	156
First	Storage	37.3	402

## GUIDE PRICE

The property is available on a long leasehold basis at an asking price of £35,000. The current ground rent is £650 per annum.

## RATEABLE VALUE

The premises are listed within the Rating List as 'Shop & Premises' with a Rateable Value of £4,150 from April 2025 (Source VOA website). The local billing authority is North East Lincolnshire Council and it may be that an occupier is able to take advantage of small business rates relief.

## 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

Lawrence Brown      [lawrence@scotts-property.co.uk](mailto: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.0000

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