

Rear of 292 Weelsby Street,  
Grimsby, DN32 8AB

# INVESTMENT

Detached workshop/storage  
premises

Extending to approximately  
44.4 sq m (478 sq ft) overall

Plot extending to  
0.05 acres (0.02 hectares)

Private access road with yard

Suitable for a number of uses

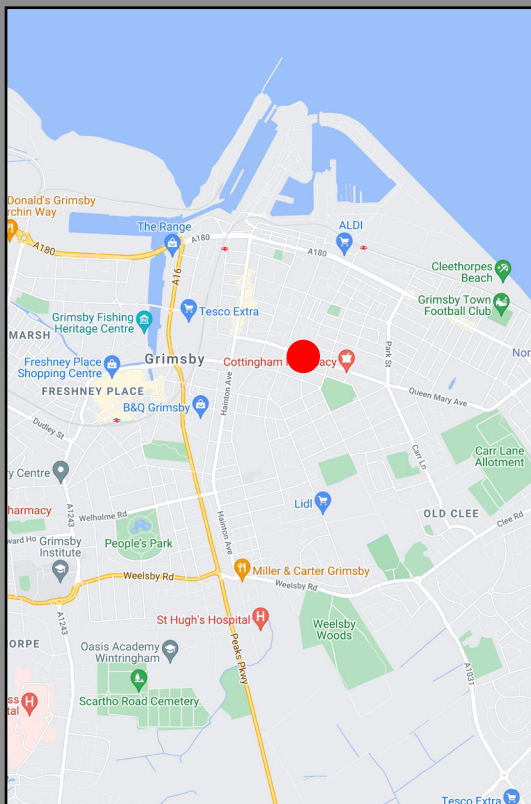
**Guide Price £45,000**

**Scotts**  
01472 267000



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www.scotts-property.co.uk

## LOCATION/DESCRIPTION

The town of Grimsby forms part of the larger Grimsby and Cleethorpes conurbation with a population of approximately 88,250. The property is located approximately ¾ mile to east of Grimsby town centre within a densely populated residential area.

The property comprises two storey brick-built premises under a pitched interlocking concrete tiled roof with a roller shutter access door and private yard area which itself is accessed via a secure accessway from Weelsby Street.

Internally the accommodation provides storage/workshop accommodation to ground floor with office/storage at first floor together with further ancillary facilities.

## ACCOMMODATION

Ground Floor	storage/workshop	26.3 sq m	(283 sq ft)
First Floor	office/storage	18.1 sq m	(195 sq ft)

## LEASE TERMS

The property is Let on a full repairing & insuring lease for a 5 year term, expiring 6 August 2028, at a passing rent of £3,900 p.a.

## PRICE

The freehold interest subject to the current occupation is available For Sale at £45,000 reflecting 8.7% gross initial yield.

## 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 'Store & Premises' with a Rateable Value of £1,575 (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.

**ENERGY PERFORMANCE RATING:** Not Required

## LEGAL COSTS

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

## FURTHER INFORMATION AND TO VIEW

Contact Kerry Burnett-Cox [kerry@scotts-property.co.uk](mailto:kerry@scotts-property.co.uk) 07749 725316 or Lawrence Brown [lawrence@scotts-property.co.uk](mailto:lawrence@scotts-property.co.uk) 07710 312712.

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