

52 - 60 Wellington Street,
Grimsby, DN32 7EA

FOR SALE

Workshop/Showroom with large
yard/car park area

GIA 453.1 sq m (4,876 sq ft)

Additional mezzanine area

Potentially suitable for further
development

Close to Grimsby town centre
and good transport links

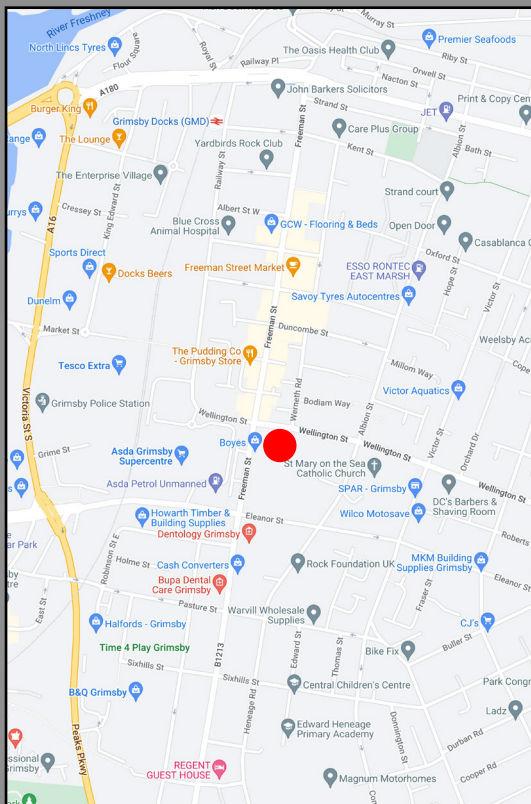
Guide Price £225,000

Scotts
01472 267000



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Not to Scale - For Identification Purposes Only

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LOCATION/DESCRIPTION

Wellington Street is located off Freeman Street and is close to the Railway Street industrial area. As such, the property is well located and easily accessible from Grimsby town centre but with good transport links to the A180 approximately 700m to the north.

The property comprises a warehouse of brick construction with access directly from Wellington Street with a smaller extension located to the rear (south).

The large yard area extends to 0.17 acres and is situated immediately to the east. This provides opportunity for vehicle parking or potential development. The popular Freeman Street shopping area is also located nearby.

The premises also benefit from a 3 ton gantry crane within the main workshop area.

ACCOMMODATION

Showroom/Workshop	315.1 sq m	(3,291 sq ft)
Extension	138.0 sq m	(1,485 sq ft)
Store	5.2 sq m	(55 sq ft)
Mezzanine	10.0 sq m	(107 sq ft)
Yard/car park	0.07 Ha	(0.17 acres)

DISPOSAL TERMS

The property is offered For Sale subject to the terms of a ground lease at a current ground rent of £2,765 (fixed for 99 years).

RATEABLE VALUE

The property is listed within the Rating List as 'Showroom & Premises' with a Rateable Value of £10,000 (Source VOA website. 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 in this transaction together with any Stamp Duty Land Tax that may be payable.

ENERGY PERFORMANCE RATING: To be confirmed

FURTHER INFORMATION AND TO VIEW

Contact Lawrence Brown lawrence@scotts-property.co.uk 07710 312712 or Kerry Burnett-Cox kerry@scotts-property.co.uk 07749 725316.

Offices: Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimsby** 12 Town Hall Street, DN31 1HN **CS.6940**

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