

46 Wellowgate
Grimsby, DN32 0RA

FOR SALE

Mixed use property in a popular location

Extending to approximately
117.8 sq m (1,268 sq ft) overall

Ground floor comprising retail accommodation with ancillary areas to the rear

First floor comprising a two-bedroomed flat

Part let, generating an income of £5,200 per annum

Potential to generate additional income

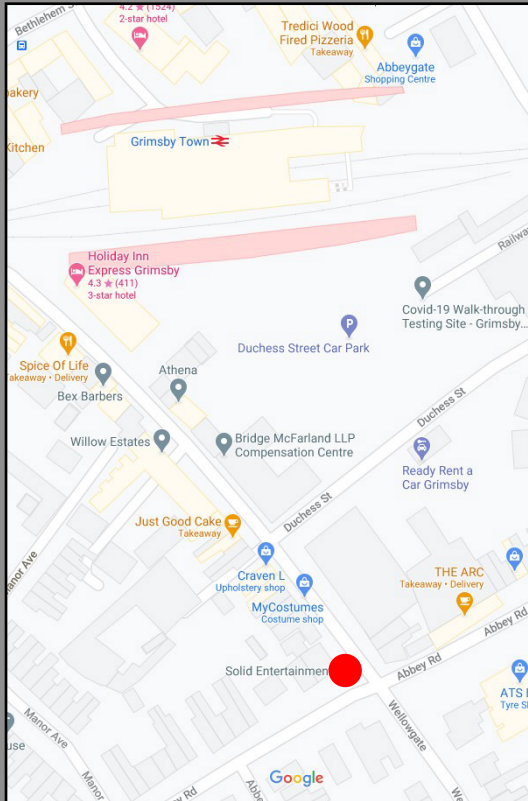
Guide Price £115,000

Scotts
01472 267000



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LOCATION / DESCRIPTION

The town of Grimsby forms part of the larger Grimsby and Cleethorpes conurbation with a population of 88,250. The property is located on Wellowgate, forming part of an established retailing location approximately 0.5 miles to the south-west of Grimsby town centre.

The property comprises two-storey, end-terrace, mixed-use retail/residential premises, on the southern side of Wellowgate. Internally, the ground floor provides retail accommodation to the front, with extensive ancillary areas to the rear. The flat occupies the entire first floor, being separately accessed via a communal passageway on the eastern side and comprises a lounge, kitchen with balcony area, two bedrooms and bathroom.

Nearby occupiers include Ready Rent-a-Car and Maxwell's Hair Design, in addition to a variety of other local occupiers and residential houses.

ACCOMMODATION

Ground Floor

Retail 36.1 sq m (389 sq ft)
Ancillary 27.6 sq m (297 sq ft)

First Floor

Residential 54.1 sq m (582 sq ft)

RATEABLE VALUE

The new occupier will be responsible for the payment of Business Rates at the property. The ground floor of the premises are listed within the Rating List as 'Shop & Premises' with a Rateable Value of £3,250 (Source: VOA website), 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 contact North East Lincolnshire Council for confirmation.

The first floor flat has a Council Tax band rating of 'A'.

DISPOSAL TERMS

The premises are offered For Sale on a freehold basis, at a guide price of £115,000, subject to the existing tenancy agreement. The first floor flat has been let for approximately 20 years at a rent of £100 per week (£5,200 per annum).

ENERGY PERFORMANCE RATING: D (57)

LEGAL COSTS

In the event of a freehold sale then 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 07749 725316 or 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.6772**

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