

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 £4,490 per annum

Potential to generate additional income

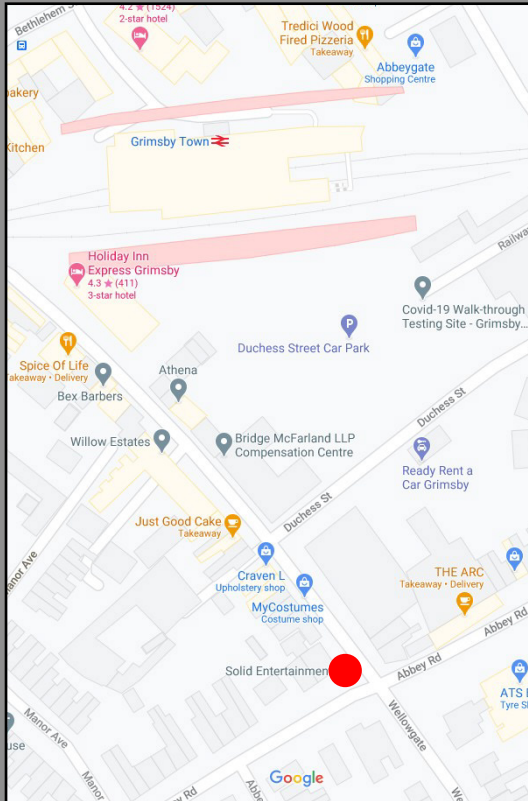
**Guide Price £115,000**

**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 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)
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## 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 £95 per week (£4,940 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](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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