

59 Church Lane,
Holton-le-Clay, DN36 5AQ

FOR SALE

Detached former
local authority building

Approximately
106.9 sq m (1,152 sq ft) overall

Would suit a variety of uses
including offices/retail

Extensive car parking/outside space

Nearby occupiers inc Holton-le-Clay
Infant School and Holton-le-Clay
Police Office

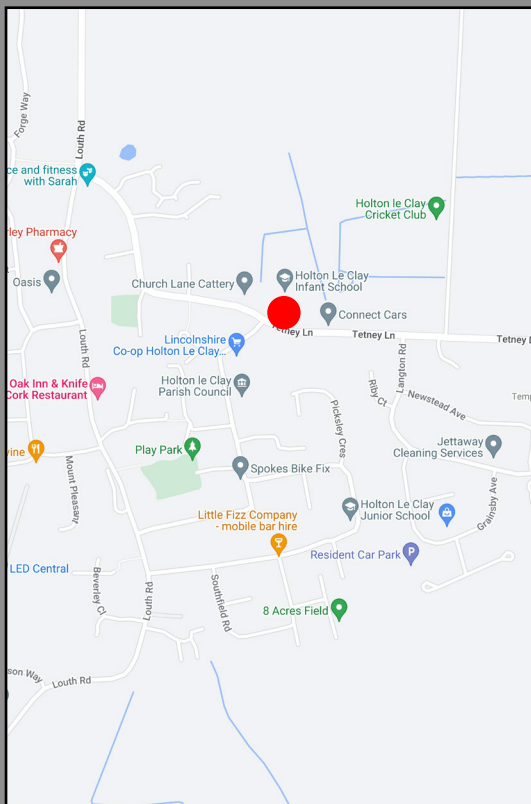
Guide Price £160,000

Scotts
01472 267000



59 Church Lane,
Holton-le-Clay, DN36 5AQ

FOR SALE



Scotts
01472 267000
www.scotts-property.co.uk

LOCATION/DESCRIPTION

Holton-le-Clay is a popular commuter village located 5 miles to the south of Grimsby. The village has a population of c.3,600 (Census:2011) and benefits from a police station, Dr's surgery as well as an infant and junior school.

The property is held on a freehold basis and forms a detached, former local authority building with associated car parking, located close to the village centre. Internally the property comprises 6x offices, x 5 WCs, kitchen and storage areas. The configuration of the property lends itself to a number of uses including office accommodation, retail or leisure purposes such as a gym, studio or beauty/complementary therapies.

Neighbouring occupiers include Holton-le-Clay Infant School and Holton-le-Clay Police Office while the Co-operative and a number of local business are located nearby.

ACCOMMODATION

Ground Office 94.8 sq m (1,020 sq ft)

Ground Ancillary 12.1 sq m (132 sq ft)

DISPOSAL/LEASE TERMS

The premises are offered For Sale at a guide price of £160,000.

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 'Day Nursery & Premises' with a Rateable Value of £7,500 (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 make contact with East Lindsey Council for confirmation.

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: C (70)

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 H

Disclaimer: Scotts, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of Scotts has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.