

Healing Village Hall, Great Coates Road,  
Healing, Grimsby, DN41 7QW

# FOR SALE

Well-presented village hall within a  
self-contained plot

Extends to approximately  
167.9 sq m (1,807 sq ft) overall

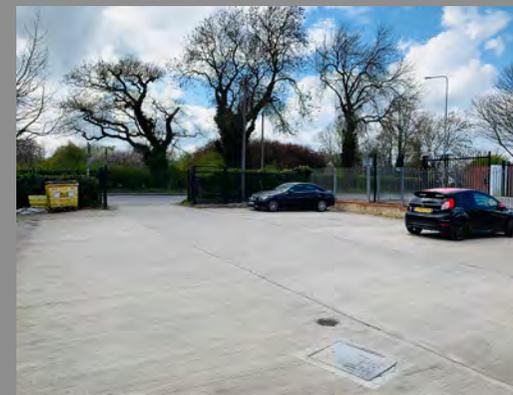
Comprising a large hall with separate  
meeting room, kitchens and  
ancillary spaces

Car park able to accommodate  
8 - 10 vehicles

Suitable for a variety of uses  
(subject to necessary planning permissions)

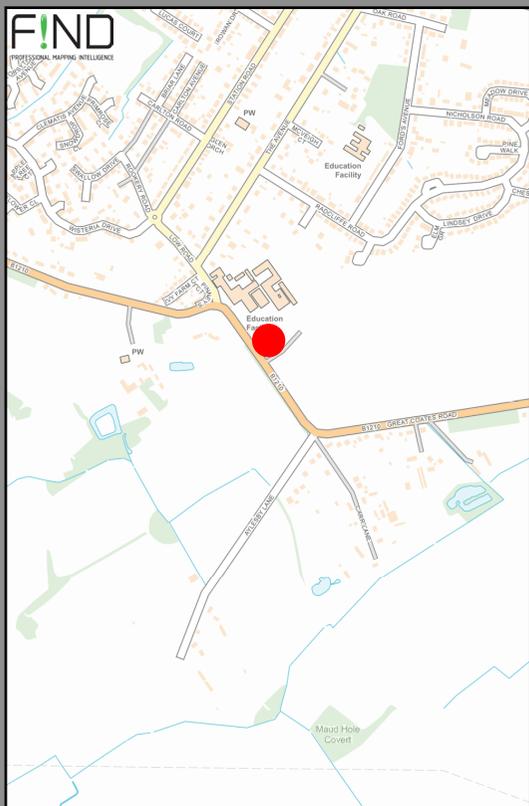
**Guide Price £200,000**

**Scotts**  
01472 267000



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www.scotts-property.co.uk

## LOCATION/DESCRIPTION

Healing is an affluent village, located between Stallingborough and Great Coates, approximately 3 miles to the west of Grimsby. The village has a resident population of approximately 3,000 (Source: Census 2011), but is served by a number of local shops, including a post office, fish and chip shop and hairdressers. The property is located on the northern side of Great Coates Road, towards the south of the village, adjacent to Healing Academy.

The property comprises a detached village hall within a self-contained plot of c.0.19 acres (0.08 hectares), benefitting from car parking to the front and a small garden area to the rear. The building provides a large hall, meeting room and two kitchens with ancillary stores and WCs. The property has been well maintained, with parts of the property being recently refurbished to a high standard and would suit a variety of occupiers.

Nearby occupiers include Healing Academy, Healing Manor and the Church of Saint Peter and Saint Paul, in addition to a variety of residential houses.

## ACCOMMODATION

Hall	106.7 sq m	(1,149 sq ft)
Meeting Room	36.3 sq m	(390 sq ft)
Ancillary	24.9 sq m	(268 sq ft)

## DISPOSAL TERMS

The freehold premises are offered For Sale at a guide price of £200,000. Any transaction will be dependent upon the vendor relocating. Vacant possession is anticipated to be no later than mid-2020, however exact timescales will be confirmed as part of the legal process.

## 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 'Community Centre & Premises' with a Rateable Value of £1,650 (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 North East Lincolnshire Council for confirmation.

## 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.

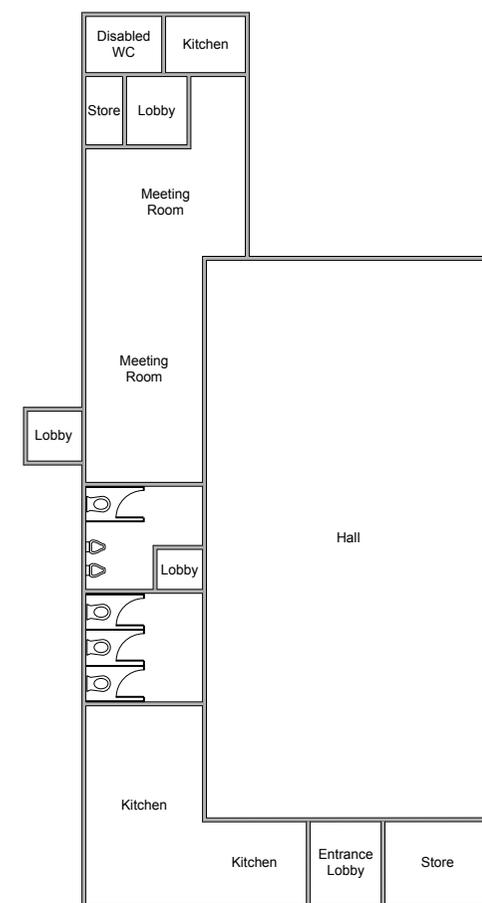
**ENERGY PERFORMANCE RATING:** Awaiting Confirmation

## FURTHER INFORMATION AND TO VIEW

Contact Andrew Parker [andrew@scotts-property.co.uk](mailto:andrew@scotts-property.co.uk) 07525 813963 or  
Ed Chisholm [ed@scotts-property.co.uk](mailto:ed@scotts-property.co.uk) 07802 927280

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Not to Scale - For Identification Purposes Only