



FOR SALE - DUE TO RELOCATION

223-225 CLEETHORPE ROAD, GRIMSBY, DN31 3BE

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LOCATION

The property is situated on the north side of Cleethorpe Road between Kesgrave Street and Levington Street. Cleethorpe Road is the main arterial road linking the neighbouring towns of Grimsby and Cleethorpes and provides direct access on to the A180 motorway link road and in to the Grimsby Docks Estate. This is a mixed use area with a combination of industrial, office and retail businesses on this part of Cleethorpe Road. There are some residential properties in the immediate locality and a petrol station.

DESCRIPTION

The property comprises office and warehouse premises being of two storey brick construction to the front part with a flat roof behind a parapet wall. There is an entrance lobby leading to reception area and a mix of private and open plan offices, conference room, store rooms and ancillary staff facilities. There are upvc double glazed windows, gas fired central heating and airconditioning to part. To the rear there is a warehouse space with secure rear yard which is accessed from Orwell Street. Part of the office space has been converted from the warehouse. There is scope to repurpose the building to create additional workshop / warehouse space and reduce the office footprint.

ACCOMMODATION

Ground Floor

Offices	211.1 sq m	(2,271 sq ft)
Warehouse	97.8 sq m	(1,052 sq ft)

First Floor

Offices	212.5 sq m	(2,286 sq ft)
Total (Gross Internal Area)	521.4 sq m	(5,609 sq ft)

Prominent office premises with rear warehouse

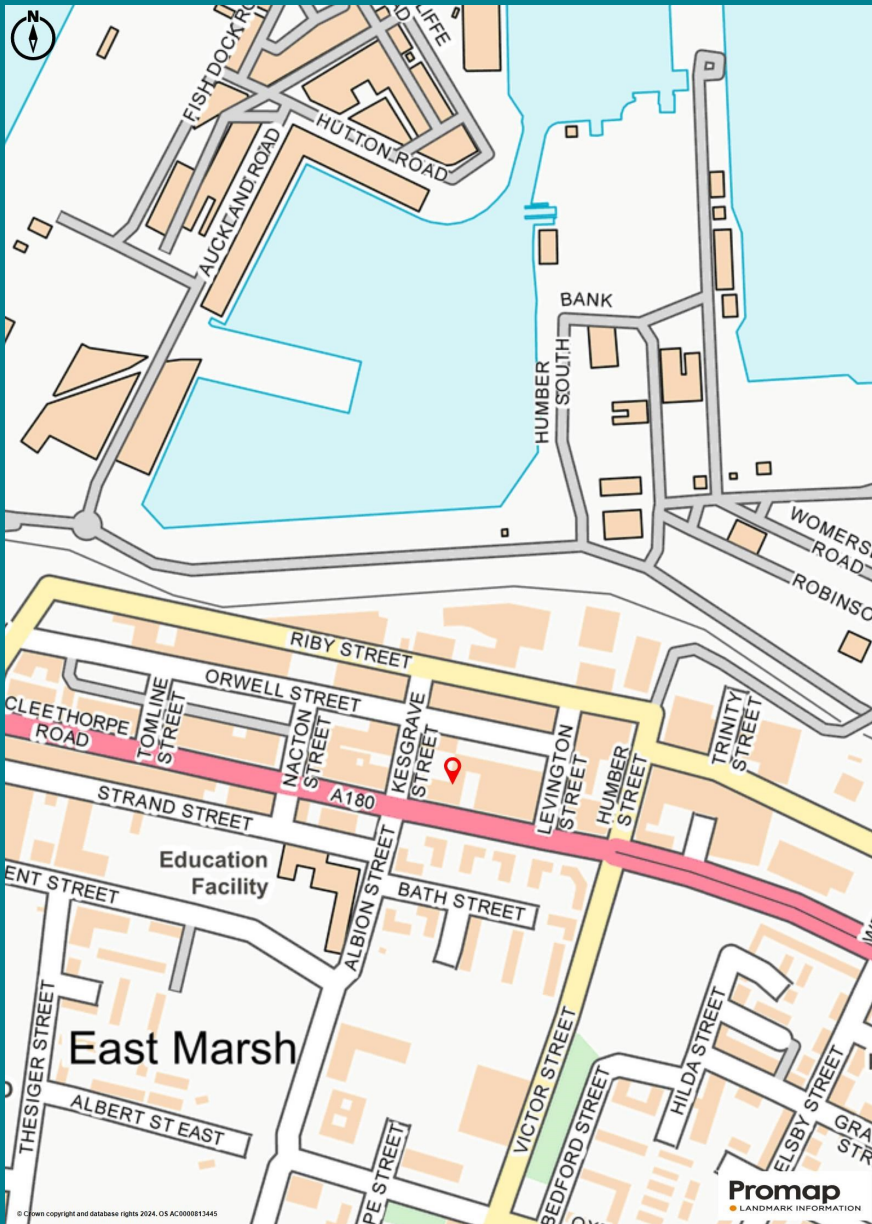
Busy main arterial road location

Rear yard and access from Orwell Street

Scope to repurpose space to create more workshop / warehouse space

Guide Price: £195,000





TERMS

The property is offered for sale at a guide price of £195,000. We are currently in discussions with the current tenant on when vacant possession will be available, and we understand that this is going to be around December 2024.

ADDITIONAL INFORMATION

Tenure: The front part of the property is freehold. The rear part is held by way of a long leasehold interest from North East Lincolnshire Council for a term of 99 years from 20 June 2019. The current ground rent is £850pa and subject to review in 2029 and thereafter on a 10 yearly basis.

Local Authority: North East Lincolnshire Council.

Rateable Value: The property is shown in the Rating List as Workshop and premises with a Rateable Value of £15,500.

EPC: TBC.

Services: All mains services are connected to the property. Prospective buyers are advised to check on the suitability of the supplies for their proposed use.

VAT: The purchase price quoted is exclusive of VAT. The property has been elected for VAT and VAT will be charged on the sale price.

Legal Costs: Each party will be responsible for their own legal costs incurred.

VIEWING AND FURTHER INFORMATION

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