

FOR SALE - DUE TO RELOCATION
RAILWAY STREET, GRIMSBY, DN32 7DB



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Additional photographs of the property can be viewed on our website.

Workshop / warehouse premises with secondary stores

Reception / meeting area and open plan offices

Additional office block annex

Gated yard

Guide Price: £225,000

LOCATION

The property is situated on Railway Street in Grimsby which runs parallel to Freeman Street. This is a mixed use area with other properties in the immediate vicinity being used for industrial / commercial purposes but there are residential properties opposite and an Asda supermarket close by. A railway line runs to the rear of the premises and there is a pedestrian footbridge over this providing access to a Tesco superstore and the main town centre via Victoria Street.

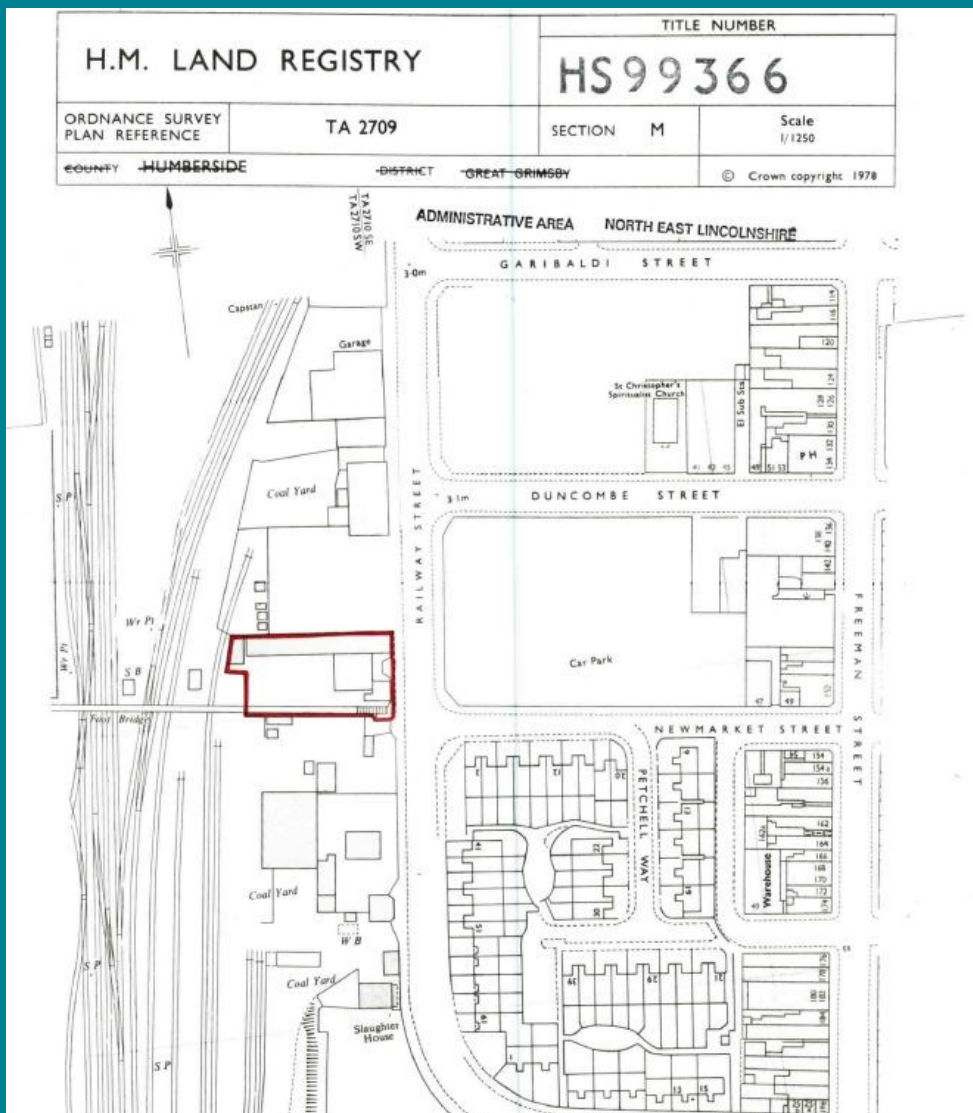
DESCRIPTION

The property comprises a self-contained site with gated entrance providing a mix of industrial and office space. Part of the office space has been converted from workshop and storage space and could be converted back to this use if required by a future occupier. The main industrial space is of steel portal frame construction with part brick / part blockwork walls with profile sheet cladding above and to the roof. The remaining space is primarily brick construction with either a mono pitched profile sheet roof or flat felt roof. There is a stand alone office annex within the yard. Externally there is a central yard area which is used for parking, loading and unloading.

ACCOMMODATION

Reception & Meeting area	49.5 sq m	(532 sq ft)
Lobby with male and female WCs off		
Kitchen	11.3 sq m	(122 sq ft)
Open Plan Office	115.7 sq m	(1,245 sq ft)
Stores	77.9 sq m	(838 sq ft)
Main workshop / warehouse	357.2 sq m	(3,843 sq ft)
Office annex including two office and meeting room	27.5 sq m	(296 sq ft)
Total	639.1 sq m	(6,876 sq ft)





TERMS

The property is available for sale at a guide price of £225,000.

ADDITIONAL INFORMATION

Tenure: The property is freehold. We have requested a Report on Title in respect of the footbridge will can be made available to prospective purchasers on request.

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 £22,750.

EPC: The main building has an EPC rating D. The office annex has an EPC rating E.

Services: All mains services are connected to the property. There is gas fired heating to part. Prospective buyers are advised to check on the suitability of supplies for their proposed use.

VAT: The price quoted is exclusive of VAT. VAT is not applicable to this transaction.

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

VIEWING AND FURTHER INFORMATION

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