



**FOR SALE**

**6 CLEETHORPE ROAD, GRIMSBY, DN31 3LQ**

/// [apple.image.game](https://apple.image.game)







**Available due to retirement - Prominent freehold premises**

**Showroom and workshop at ground floor**

**Additional first floor space ready for refurbishment**

**Rear yard and access**

**Guide Price: £295,000**

## LOCATION

The property occupies a prominent location with frontage to Cleethorpe Road and is highly visible from the Cleethorpe Road flyover linking Riby Square to the Lockhill Roundabout junction with Victoria Street and the A180 motorway link road. Access to the property is gained via Lower Spring Street and King Edward Street. Other nearby occupiers include North Lincs Tyres, Burger King, The Range and Andys. This is a well established mixed use area on the edge of the town centre. On street parking is available immediately in front of the property.

## DESCRIPTION

The property comprises a two storey freehold showroom and workshop premises. The ground floor of the building was refurbished around 10 years ago to a high standard. The showroom area benefiting from new upvc framed double glazed windows with security shutters, suspended ceiling with recessed lighting and a tiled floor. There is ancillary space providing staff kitchen, toilets and storerooms. The workshop space is divided in to two parts and includes a messroom. The first floor requires refurbishment, but has historically been used as offices. There is a secure rear yard.

## ACCOMMODATION

Additional photographs of the property can viewed on our website.

The property has been measured on a gross internal basis and extends to:-

|               |                   |                      |
|---------------|-------------------|----------------------|
| Showroom      | 188.9 sq m        | (2,033 sq ft)        |
| Staff kitchen | 6.4 sq m          | (69 sq ft)           |
| Workshops     | 206.3 sq m        | (2,220 sq ft)        |
| First Floor   | 95.7 sq m         | (1,030 sq ft)        |
| <b>Total</b>  | <b>497.3 sq m</b> | <b>(5,352 sq ft)</b> |

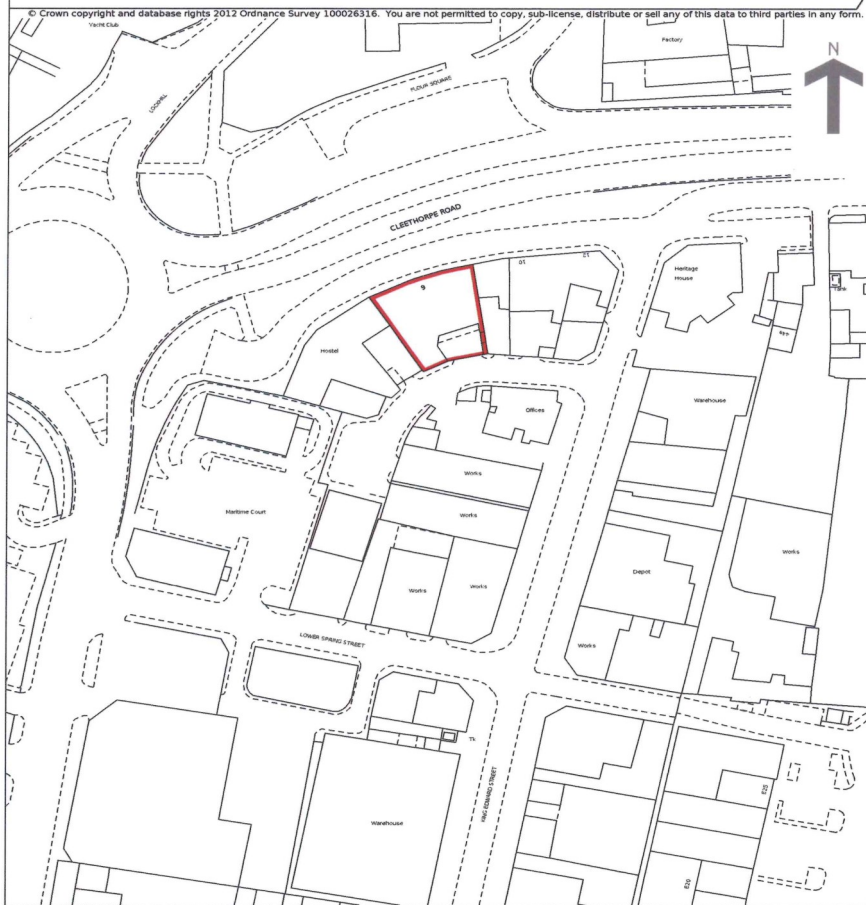
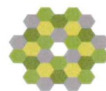






HM Land Registry  
Official copy of  
title plan

Title number **HS368529**  
Ordnance Survey map reference **TA2710SW**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **North East Lincolnshire**



## TERMS

The property is offered for sale at a guide price of £295,000. Vacant possession will be available on completion. (Please note that the displays shown in these photographs are not included in the sale).

## ADDITIONAL INFORMATION

**Tenure:** The property is freehold.

**Local Authority:** North East Lincolnshire Council.

**Rateable Value:** The property is shown in the Rating List as Showroom, workshop and premises with a Rateable Value of £16,750.

**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. VAT is not applicable to this transaction.

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

## VIEWING AND FURTHER INFORMATION

**Rob Hutchinson**

Operations Manager

07903 141594

[robhutchinson@clarkweightman.co.uk](mailto:robhutchinson@clarkweightman.co.uk)

Ref: 24/018

**Carl Bradley**

Director

07971 875863

[carlbradley@clarkweightman.co.uk](mailto:carlbradley@clarkweightman.co.uk)

**COMMERCIAL PROPERTY EXPERTISE  
ACROSS THE HUMBER REGION AND BEYOND...**

VALUATIONS • SALES & LETTINGS • LEASE ADVISORY • MANAGEMENT • BUSINESS RATES

NOTICE. Prospective purchasers will be asked to provide proof of their identity and evidence of funding in order to comply with the Anti Money Laundering Regulations. Clark Weightman Limited for themselves and for the Vendors of this property whose agents they are giving notice that: (I) the particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute, nor constitute part of, an offer of contract; (II) all descriptions, dimensions, referenced condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (III) no person in the employment of Clark Weightman Limited has any authority to make or give any representation or warranty whatsoever in relation to this property.



**01482  
645522**

Chartered Surveyors and  
Commercial Property Consultants  
[www.clarkweightman.co.uk](http://www.clarkweightman.co.uk)