

**2, 4 & 6, EDWARD STREET, GRIMSBY,
NORTH EAST LINCOLNSHIRE, DN32 9HJ**
RETAIL FOR SALE 394.03 SQ M (4,204 SQ FT)



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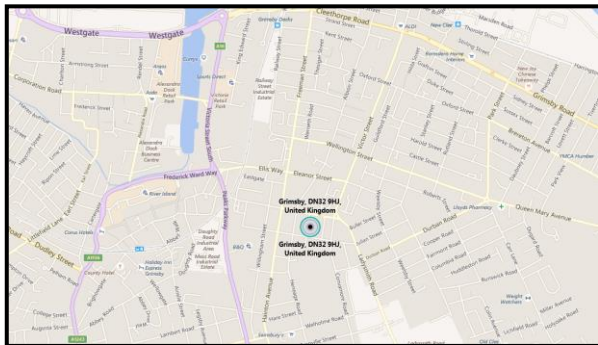


LOCATION

Grimsby is the main commercial centre for North East Lincolnshire having a resident population approaching 100,000 although benefiting from a much larger surrounding catchment area. Grimsby is ideally situated with road connections to the A180 which in turn provides access to the M180, The Humber Bridge and in addition to the Humber International Airport which is located approximately 14 miles to the south west.

Grimsby is one of the largest ports in the country and is situated on the south bank of the Humber Estuary. The combined Humber Ports handle a large percentage of overseas trade (currently worth over £20 billion annually).

The property is situated on the corner of Edward Street immediately upon its junction with Pasture Street, which is a one way road providing access to Hainton Avenue/Freeman Street in what is regarded as a densely populated residential area.



DESCRIPTION

2-4 Edward Street comprises an end terraced retail property, being of two storey construction having solid brick walls under a pitched tiled roof with a later extension to the rear. The property has up until recently been used for retail purposes with significant ancillary storage, offices and workshop accommodation but may be suitable for alternative uses, subject to consent.

6 Edward Street comprises of a two storey former three bedroomed mid terraced dwelling which requires substantial refurbishment and modernisation.

SUMMARY

- Substantial retail, office and storage premises totaling 394.03 sq m (4,204 sq ft) approx. and with adjoining 3 bed terraced house.
- Prominent location immediately upon its junction with Pasture Street.
- Would suit a variety of uses, subject to any necessary consent.
- Available as a whole, alternatively consideration would be given to the sale of 2-4 and 6 separately.

ACCOMMODATION

The property provides the following approximate accommodation which has been measured on a net internal area basis in accordance with the RICS Code of Measuring Practice.

	Sq m	Sq ft
Ground Floor		
Retail, Showroom, Stores, Offices, Kitchen & WCs	200.73	2,160
First Floor		
Office, Stores & Workshop	193.30	2,080
Total Accommodation	394.03	4,240
6 Edward Street		
Accommodation	87.74	944
Total	87.74	944

TERMS

The premises are available For Sale, subject to the following terms and conditions.

FOR SALE PRICE

2-4 Edward Street	£117,500 (subject to contract)
6 Edward Street	£22,500 (subject to contract)

TENURE

Freehold with vacant possession upon completion.

BUSINESS RATES

The Purchaser will be responsible for the payment of business rates. Verbal enquiries with the Local Authority reveal that the property currently attracts a 2017 rating list as £8,700 (Shop & Premises), which is subject to the current Uniform Business Rate in the pound. It is possible that an occupier may qualify for exemption to the payment of business rates under the Small Business Rate Relief Scheme. Further details are available from the sole agents or the Local Authority.

Interested parties are advised to confirm the accuracy of the above figures by contacting the Local Authority directly and also to ascertain whether transitional relief is applicable to the property or if the rateable value is under appeal.

EPC

TBC

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PROPERTY MISREPRESENTATION, MISDESCRIPTION & FINANCIAL SERVICES ACTS

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