

252 KING EDWARD STREET, GRIMSBY, NORTH EAST LINCOLNSHIRE, DN31 3LA

INDUSTRIAL FOR SALE/TO LET 202.15 SQ M (2,207 SQ FT)

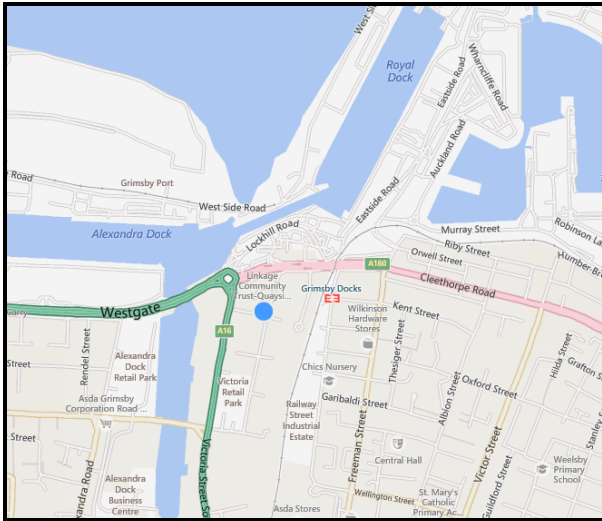


LOCATION

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 £24 billion annually).

The property is situated on the east side of King Edward Street forming part of the popular and well established industrial area to the north of Grimsby town centre but benefitting from good road access to the A180/M180, docks and national motorway network.



DESCRIPTION

The property comprises a versatile industrial property of traditional construction which is presently divided into three principle areas with offices, stores and WC facilities. The property benefits from three phase electricity, fitted lighting and a roller shutter door to the front elevation.

There is also a good sized enclosed concrete surfaced yard area to the front elevation for loading/servicing and car parking.

SUMMARY

- Versatile industrial/workshop premises of 202.15 sq m (2,207 sq ft) approx.
- Popular location on King Edward Street benefitting from being in close proximity to Grimsby town.
- Good road access to the A180/M180.
- Available for immediate occupation.

ACCOMMODATION

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

	Sq m	Sq ft
Workshop/Industrial Accommodation	205.15	2,207

TERMS

The property is available For Sale or To Let, subject to the following terms and conditions.

FOR SALE PRICE

£79,950, subject to contract and exclusive of VAT (if applicable),

TENURE

We are advised that the premises are held by way of a long leasehold interest for a term of 99 years from the 1st May 1956, subject to a fixed ground rent of £317 per annum.

We are advised that the premises will be sold with the benefit of vacant possession upon completion.

TO LET RENT

The rental is £8,000 per annum, exclusive of VAT, business rates and all other outgoings. The rental will be payable quarterly in advance by banker's order.

LEASE TERM

By negotiation.

REPAIRS AND INSURANCE

The Tenant will be responsible for all repairs and decorations to the demises premises together with the reimbursement of the annual insurance premium applicable thereto.

BUSINESS RATES

The Purchaser/Tenant 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 £6,000 (Workshop & 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 figure 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

G155

A copy of the Certificate and Recommendation Report is available on request.

CONTACTS



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PROPERTY MISREPRESENTATION, MISDESCRIPTION & FINANCIAL SERVICES ACTS

PPH Commercial Limited for themselves and for their clients of this property, give notice that: (i) these particulars are a general outline only and do not constitute the whole or any part of an offer or contract; (ii) PPH Commercial Limited cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use or other details contained herein. Prospective purchasers or tenants must satisfy themselves as to their accuracy; (iii) no employee of PPH Commercial Limited has any authority to make or give any representation or warranty or enter into any contract in relation to the property; (iv) rents or prices quoted in these particulars may be subject to VAT in addition.

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