



FOR SALE:

01482 645522

44A Cleethorpe Road, GRIMSBY, DN31 3LB



Freehold £225,000

FEATURES

Of interest to owner occupiers or developers

Refurbishment / redevelopment opportunity

Approx 695.0 sq m (7,478 sq ft) former processing, smoke house and ancillary space

Approx site area 2,754 sq m (0.86 acres)

CONTACT

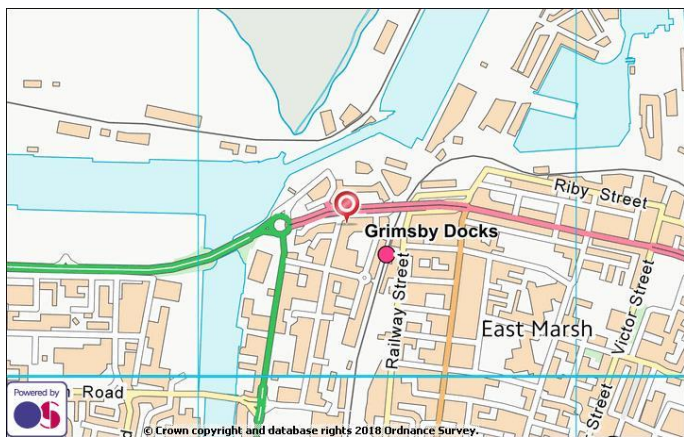
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DESCRIPTION

The property has long been associated with the fish processing industry and for many years has provided processing facilities, smoke houses and retail shop together with associated ancillary accommodation including former chiller, cold store and loading bay. Externally there is a large tarmac surfaced car park to the front of the buildings with additional space for loading / unloading to the rear. The property has recently suffered fire damage and is now being offered for sale. There is now an opportunity for the property to be refurbished or alternatively for a purchaser to look at a comprehensive redevelopment of the site.

LOCATION



The property is situated with access from Cleethorpe Road between Prince Albert Gardens and King Edward Street. This is an established industrial area on the edge of Grimsby town centre with nearby occupiers including fish processing, light and general industrial uses and car repairs / servicing. The property also benefits from easy access to the Port Office and to the wider ABP Grimsby Docks Estate. King Edward Street provides access on to Victoria Street which in turn provides access in to the town centre to the south or the A180 motorway link road to the west.

TERMS

The property is available freehold at a guide price of £225,000. There will be a restriction on the sale that the property can not be used for fish processing, as a smoke house or related businesses. Please note that the property is fire damaged and caution should be exercised when carrying out an inspection of the property.

ACCOMMODATION

Gross internal area approx.:
695 sq m (7,478 sq ft)

OTHER INFORMATION

Local Authority - North East Lincolnshire Council

Rateable Value - The rateable value is not currently published due to the fire damage.

EPC - TBC

Services - All mains services were previously connected to the property. Prospective purchasers should check on the suitability of those supplies for their proposed use.

VAT - All prices expressed in these particulars are exclusive of VAT. We will be pleased to confirm whether VAT is applicable to this transaction.

Tenure - We have been advised by the client that the property is freehold.

Legal Costs - Each party will be responsible for their own legal costs in respect of this transaction.

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