

Leeds Office: 0113 388 4848

Manchester Office: 0161 631 2852

HIGH STREET PROPERTY / CLASS E 154 Lord Street, Grimsby DN31 2NQ



Price: £50,000 Ground Floor Area 583 Sq ft / 54 Sq M

Viewing Strictly through the sole selling agent.

Barker Proudlove

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FREEHOLD FOR SALE WITH VACANT POSSESSION OF GROUND FLOOR SHOP

Location:

The subject property is situated on the busy mixed-use location of Lord Street Grimsby, at the junction of Arthur Street within close proximity to Grimsby town centre.

The ground floor, previously a bookmakers, is vacant. The first floor flat has been sold off on a long leasehold basis. The freehold of the entire building is available.

Proposal:

Guide Price: £50,000

Demise: Sq Ft Sq M

First Floor Flat - not inspected

Ground Floor 583 54.13

Tenure:

Freehold with vacant possession of the ground floor shop unit. The first floor flat has been sold of on a 999 year lease from 24th August 2007.

Business Rates:

The ground floor shop currently has a rateable value of £2,500. For further details visit Gov.uk or contact the business rates department at the local authority.

EPC:

Energy Performance Asset Rating - C

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared: April 2023

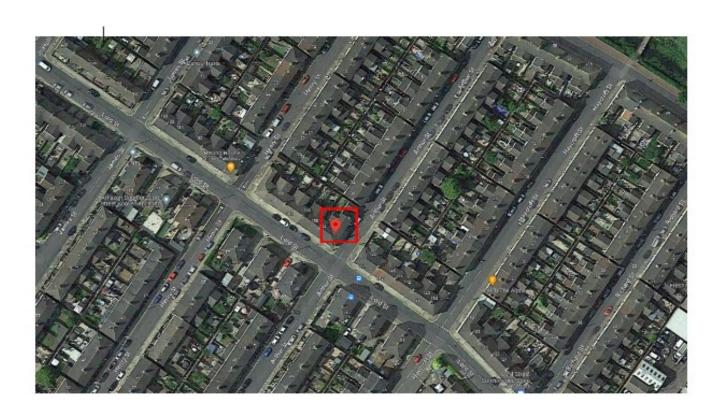
Subject to Contract

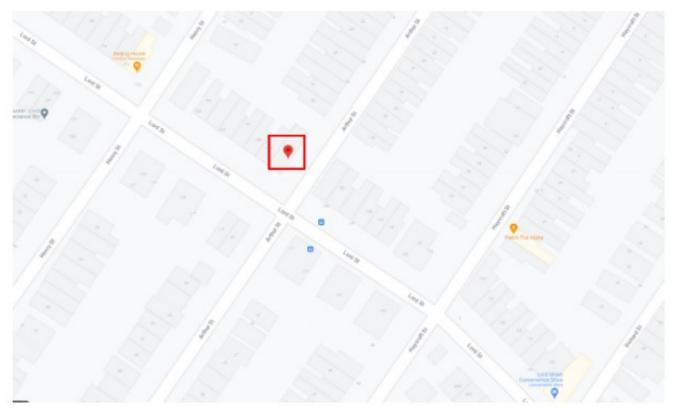
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