



**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**

**Jack Deakin**

**Mob: 07591 835782**

**Email: [jack@barkerproudlove.co.uk](mailto:jack@barkerproudlove.co.uk)**

**Kiera McLaughlin**

**Mob: 07591835776**

**Email: [kiera@barkerproudlove.co.uk](mailto:kiera@barkerproudlove.co.uk)**

**FREEHOLD FOR SALE WITH VACANT  
POSSESSION OF GROUND FLOOR SHOP**

**Date Prepared:**

April 2023

**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.

Subject to Contract

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

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
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 off 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.

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