

For Sale



Grimsby

154 Lord Street, DN31 2NQ

Ground Floor: 583 sq ft (54.13 sq m)

Price: £50,000

Freehold for sale with vacant possession of
ground floor shop

Location & Description:

- **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.**

Demise:

First Floor Flat – not inspected
Ground Floor 583 sq ft (54.13 sq m)

Proposal:

Guide Price: £50,000

Tenure:

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

EPC:

Energy Performance Rating Assessment – C.

Legal and professional fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) – The ground floor shop is been valued to £2,500.

Date Prepared:

June 2024

Contact Us:

Jack Deakin

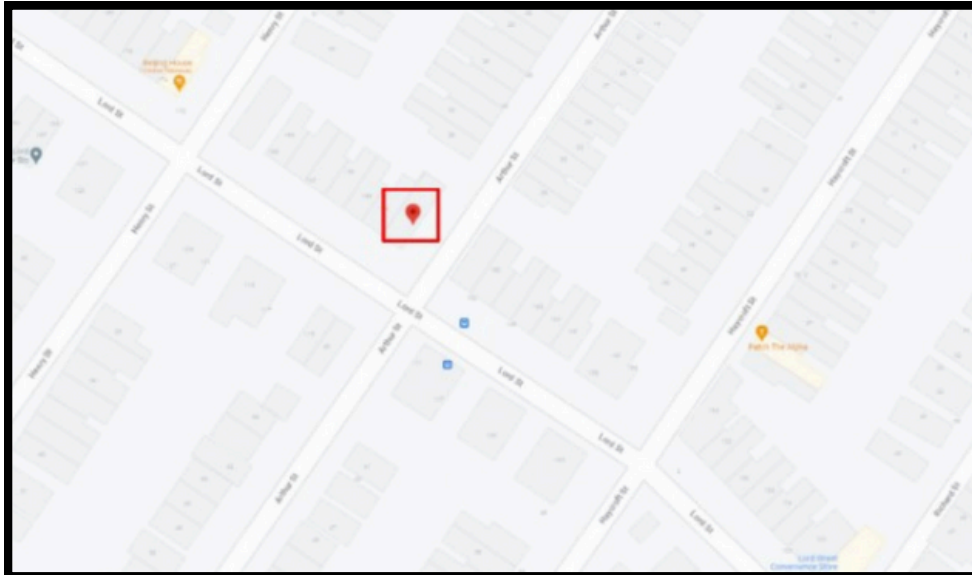
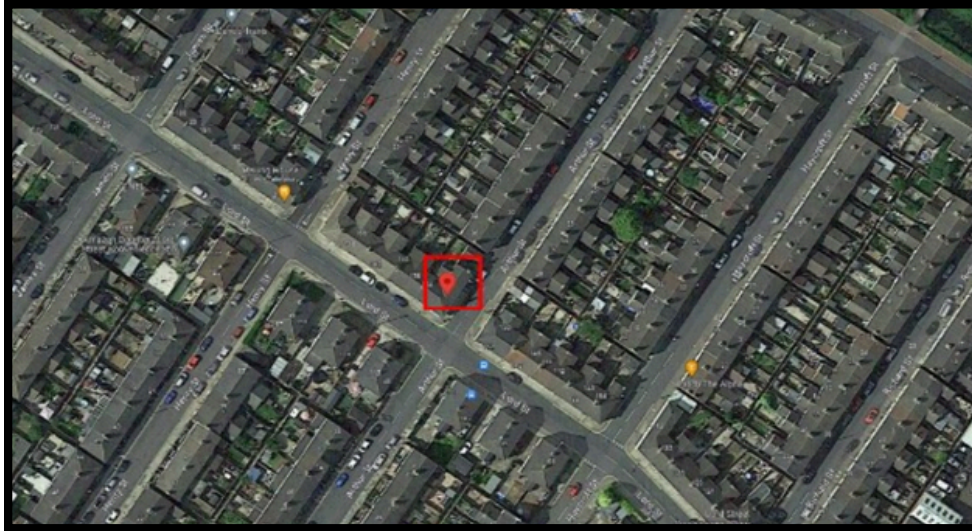
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