

**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.

From 1st April 2023 the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk.

#### 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

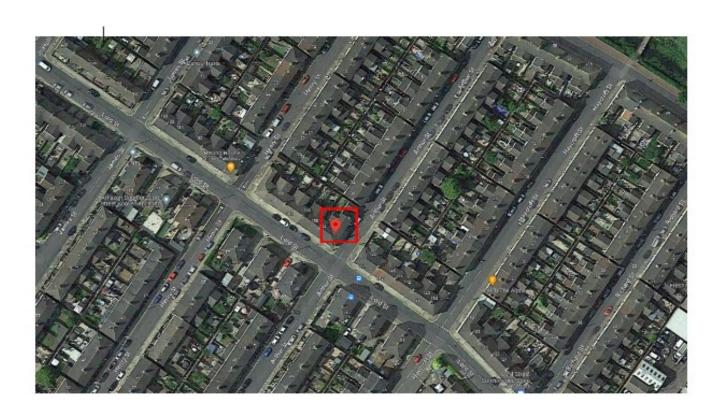
Subject to Contract

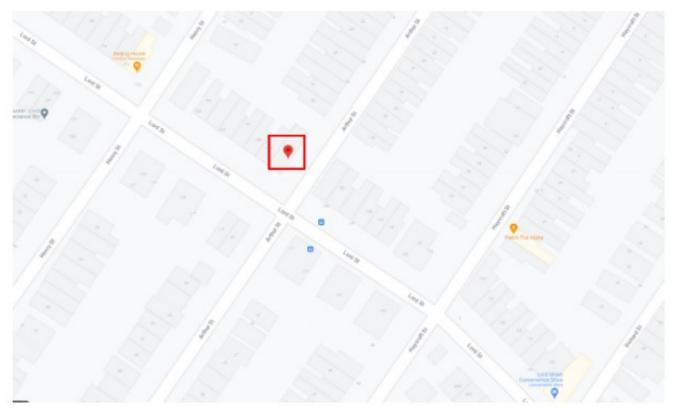
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