



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

Kiera McLaughlin

Mob: 07591835776

Email: kiera@barkerproudlove.co.uk



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

IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows : 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. April 2023

