

# FOR SALE



## New Street Chambers, Riverhead, Grimsby, DN31 1HH

- Town centre offices extending to 187.3 sq m (2,015 sq ft)
- Primarily arranged over first & second floor
- Mainly individual rooms with some open plan areas
- Entrance / reception from New Street

Offers over £100,000

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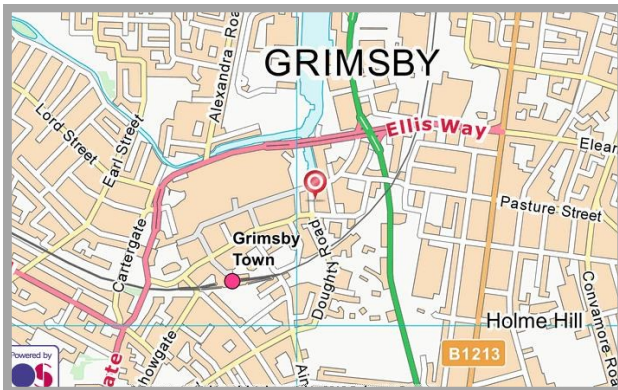
## LOCATION

The offices form part of a larger block of property situated at the junction of Victoria Street and New Street overlooking the square known as Riverhead in the centre of Grimsby.

This is a mixed use area with other properties in the immediate vicinity being used for office purposes, retail, leisure and food and drink purposes.

The offices are accessible to the main shopping areas of Victoria Street and Freshney Place, are close the Courts and are close to bus routes, railway station and multi-storey and surface level parking.

Grimsby is the administrative centre for North East Lincolnshire and has a population of approximately 90,000 people with a wider catchment population including the neighbouring town of Cleethorpes and numerous outlying villages. The town's economic base has traditionally been centred around the seafood industry, but now encompasses a wide range of employers including engineering, petrochemicals, storage and distribution and the emerging renewables sector.



## DESCRIPTION

The property comprises first and second floor self contained offices occupying part of a larger building with access being gained from a side entrance on New Street.

The offices benefit from views overlooking Riverhead Square and provide primarily individual rooms but with some larger open plan work areas together with the usual toilet and kitchen facilities. The offices benefit from gas fired central heating.

Entry to the offices is via an enclosed lobby leading to reception area and strong room. To the first floor there are a series of offices together with some storage space and ancillary accommodation with further offices being available on the second floor.

## TERMS

Offers over £100,000 are invited for the freehold interest in the property.



## ACCOMMODATION

The net internal area is:-

187.3 sq m (2,015 sq ft)

## OTHER INFORMATION

**Local Authority:** North East Lincolnshire Council. For Economic Development Enquiries please telephone 01472 326142 or email enquiries@investnel.co.uk.

**Rateable Value:** £12,250

**EPC:** The property has an Energy Performance Asset Rating E

**Services:** All mains services are connected to the property. Please note that the services have not been tested and prospective tenants are advised to check on the suitability of the services for their proposed use.

**VAT:** VAT is not applicable to this transaction.

**Tenure:** Freehold. Please note that there is a "flying freehold" to part of the property.

**Legal Costs:** Each party will be responsible for their own legal costs incurred.



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