



FOR SALE

NEW STREET CHAMBERS, RIVERHEAD, GRIMSBY, DN3 1HH

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Town centre offices

Entrance / reception from New Street

Primarily arranged over first and second floors

Mainly individual rooms with some open plan areas

£75,000

LOCATION

The offices form part of a larger block of property situated at the junction of Victoria Street and New Street overlooking Riverhead Square. This is a mixed use area with other properties in the immediate vicinity being used for offices, retail, leisure and food and drink purposes.

The offices are accessible to the main shopping areas of Victoria Street and Freshney Place and are close to the Courts, Town Hall and civic offices. The offices are close to local bus routes, the railway station and a number of surface level and multi-storey car parks.

Grimsby town centre is undergoing significant regeneration and investment including the Council's flag ship Market Hall and Cinema scheme within Freshney Place.

DESCRIPTION

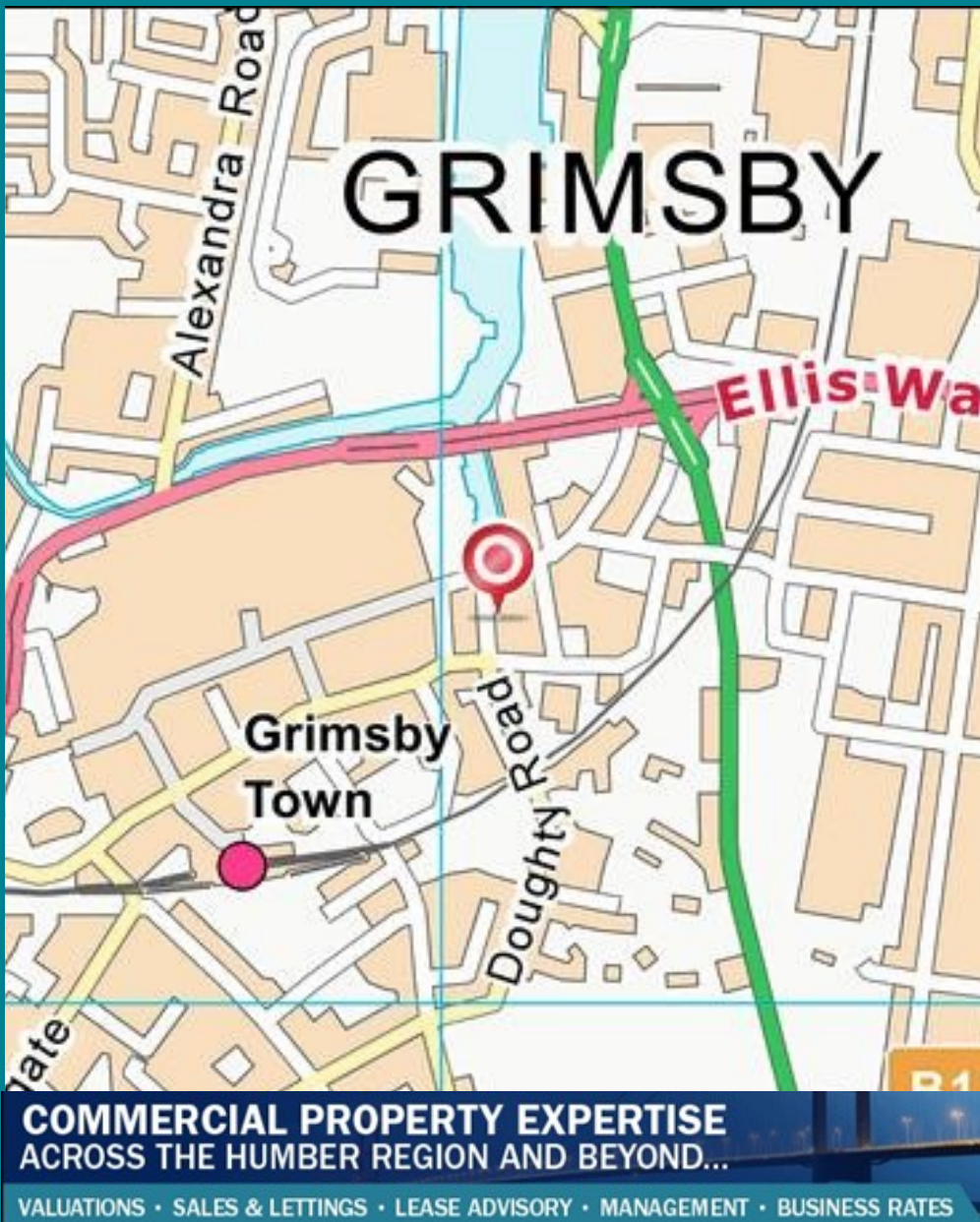
The property comprises first and second floor self contained offices occupying part of a larger building with access being gained from a side entrance on New Street. Entry to the offices is via an enclosed lobby leading to reception area and strong room.

The office 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.

ACCOMMODATION

The offices have been measured on a net internal basis and extend to 187.3 sq m (2,015 sq ft).





TERMS

The property is available with vacant possession at a price of £75,000.

ADDITIONAL INFORMATION

Tenure: The property is freehold. Please note that there is a “flying freehold” interest. Further details available on request.

Local Authority: North East Lincolnshire Council.

Rateable Value: The property is shown in the Rating List as Office and premises with a Rateable Value of £10,500.

EPC: TBC.

Services: All mains services are connected to the property. Prospective buyers are advised to check on the suitability of the supplies for their proposed use.

VAT: The purchase price quoted is exclusive of VAT. VAT is not applicable to this transaction.

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

VIEWING AND FURTHER INFORMATION

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