



FOR SALE

RAILWAY TERRACE / DUCHESS STREET, GRIMSBY, DN32 0RR

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Town centre redevelopment opportunity

Prominent corner site

Former bus depot and premises

Close to Holiday Inn Express and railway station

Guide Price: £225,000

LOCATION

The property is located between Railway Terrace and Duchess Street within Grimsby's main town centre. This is a mixed use area close to the railway line. Immediately adjoining the property is a car park which is owned and operated by North East Lincolnshire Council. Close by is Ready Rent A Car vehicle hire business and opposite the property there is a small, relatively modern, housing scheme.

The main town centre is a short walk away as is Wellowgate, a secondary shopping area. The railway station and a Holiday Inn Express are located close by.

Grimsby town centre is currently undergoing significant regeneration with more than £100m of public and private investment including the redevelopment of Freshney Place and the Youth Zone.

DESCRIPTION

The property comprises a purpose built bus depot dating from the late 1950s / early 1960s. It is of a concrete portal frame construction with primarily brick walls under a pitched asbestos sheet roof including a number of glazed panels. There are two full height roller shutter doors on to the Railway Terrace and a single full height roller shutter access door on to the Duchess Street frontage. There is a single storey off shoot providing ancillary accommodation.

The building occupies virtually 100% of the site area.

BUILDING / SITE AREA

The existing building has been measured on a gross internal basis and extends to approximately **1,394 sq m (15,000 sq ft)**

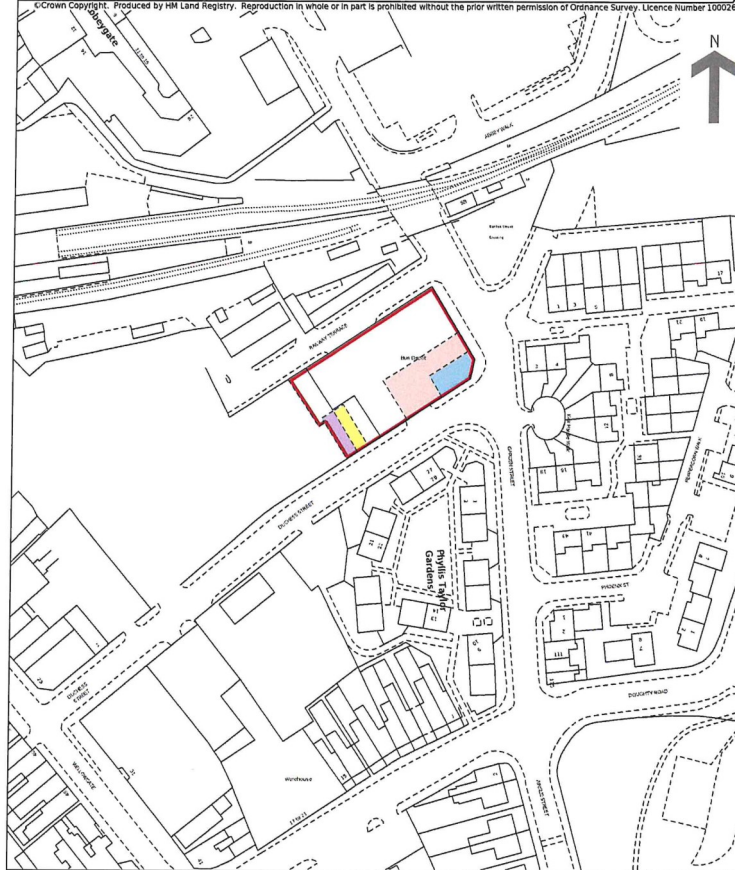
The site area is approximately **1,427 sq m (0.35 acres)**

HM Land Registry
Current title plan

Title number **HS334844**
Ordnance Survey map reference **TA2609SE**
Scale **1:1250**
Administrative area **North East Lincolnshire**



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TERMS

The property is offered for sale at a guide price of £225,000.

ADDITIONAL INFORMATION

Tenure: The property is freehold.

Local Authority: North East Lincolnshire Council.

Rateable Value: The property is shown in the Rating List as Bus Garage and Premises with a Rateable Value of £13,250.

EPC: The property is exempt as there are no energy supplies.

Services: We are advised that with the exception of water the mains services have been disconnected from the property. Prospective purchasers are advised to check on the availability of electricity and gas with the usual providers.

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.

Notice: Please be aware that the property is in poor condition including damage to the roof, wet and slippery floors, asbestos present in the building and pigeons. It is recommended that interested parties wear appropriate PPE when visiting site and do so at their own risk.

VIEWING AND FURTHER INFORMATION

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