



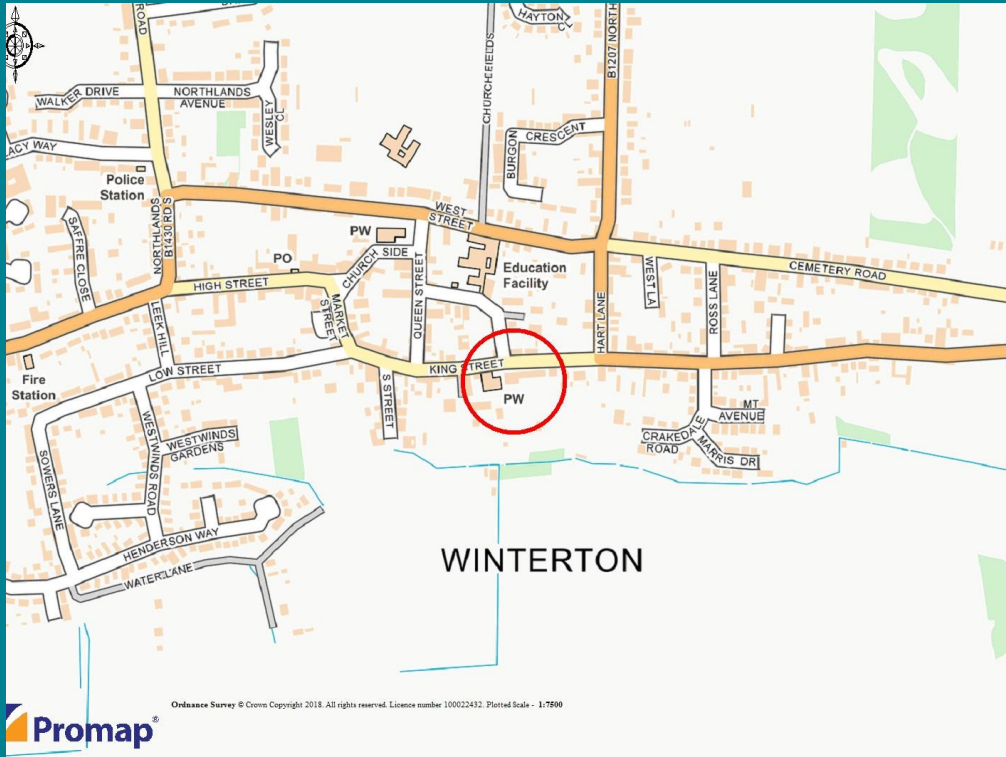
**FOR SALE**

**KING STREET, WINTERTON, DN15 9TP**

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## LOCATION

The property is situated on King Street in Winterton close to the junction with Chapel Lane and adjacent to Trinity Methodist Church. This is primarily a residential area with some other retail and commercial occupiers in the immediate vicinity. Winterton benefits from a range of local amenities including convenience retail, primary and secondary school and sports fields.

Road communications to Winterton are good as the town sits adjacent to the A1077 which links the Humber Bridge and Barton to Scunthorpe via South Ferriby. The A15 is 6 miles away and in turn provides access to Hull and the M62 to the north and the M180 to the south. Stagecoach operate a bus route through Winterton.

Winterton is a popular small town on the south side of the Humber approximately 5 miles north east of Scunthorpe and 6 miles from the Humber Bridge.

## DESCRIPTION

The property comprises a single storey detached property that until recently has been used for educational purposes and prior to that as a day nursery. The building dates from the mid 1970's and was a former NHS clinic. It is of brick construction under a flat roof and benefits from gas fired central heating. The property benefits from an entrance reception / lobby leading in to the main room. There are then a series of other rooms off including office, store rooms, kitchen together with staff room and both adult and children's toilet facilities. The site is self contained including an external play area.

## ACCOMMODATION

The property has a net internal area of 230.96 sq m (2,485 sq ft)

**Opportunity for redevelopment / repurposing**

**Single storey detached building**

**Previous used for education purposes / day nursery**

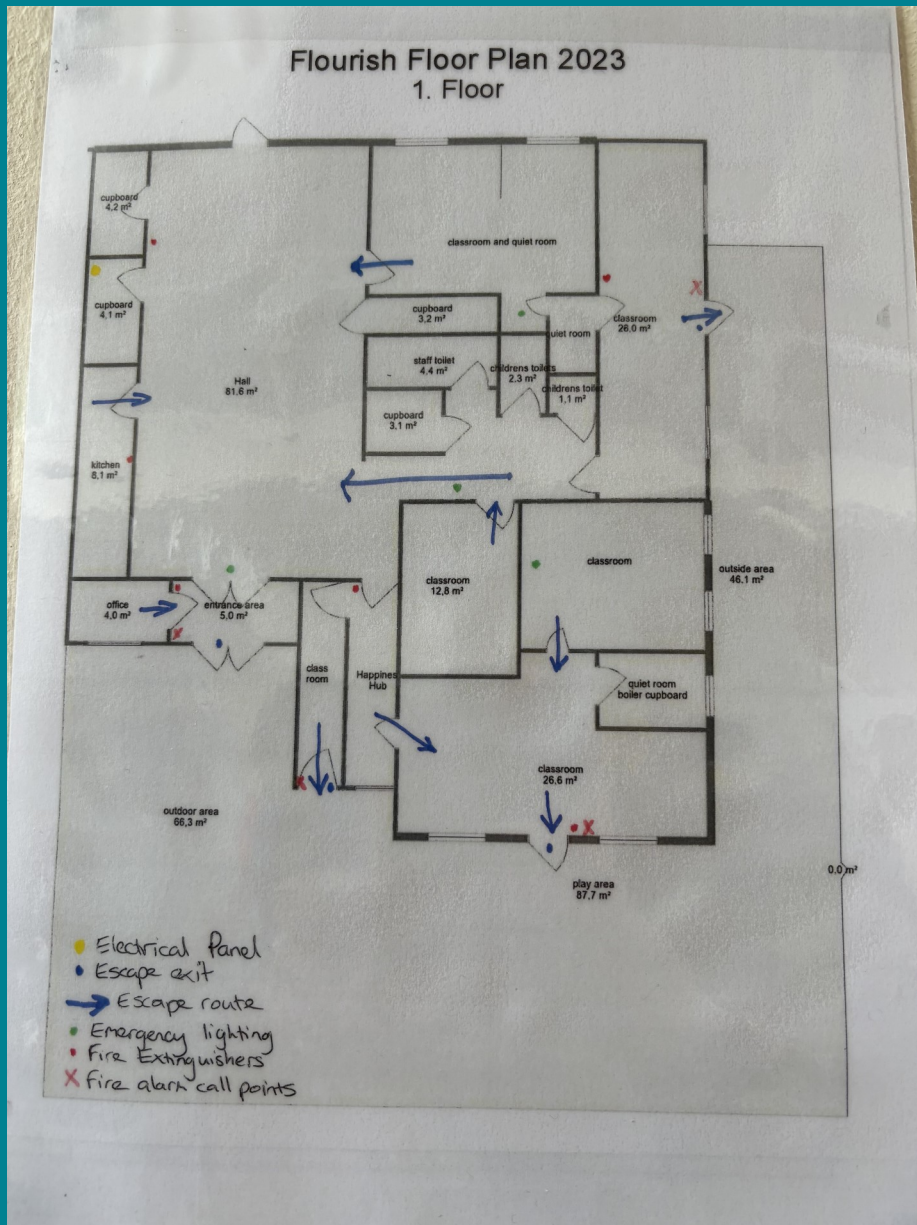
**Potential for alternative uses (stp)**

**Guide Price: £150,000**









## TERMS

The property is offered for sale at a guide price of £150,000. Vacant possession will be available on completion.

## ADDITIONAL INFORMATION

**Tenure:** The property is freehold.

**Local Authority:** North Lincolnshire Council.

**Rateable Value:** £15,000 (Day Nursery and Premises)

**EPC:** D (90).

**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 .

## VIEWING AND FURTHER INFORMATION

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