

BETTLES, MILES & HOLLAND

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COMMERCIAL PROPERTY FOR SALE 48-50 WELLINGTON STREET, GRIMSBY **PURCHASE PRICE £137,000 - NO CHAIN**



VIEWING

By appointment with this office

COUNCIL TAX BAND

PURCHASE PRICE

£137,000

TENURE

We understand the property to be Leasehold with 97 years remaining on the lease and this is to be confirmed by the solicitors



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BMH Estate Agents & Property Management Limited
Registered in England No. 4782567



48-50 WELLINGTON STREET, GRIMSBY

Nestled in the heart of Grimsby, at 48-50 Wellington Street, this remarkable two-storey commercial building offers a unique opportunity for a variety of business ventures. With five spacious reception rooms, the property boasts a versatile layout that can be adapted to suit numerous uses, subject to planning permission.

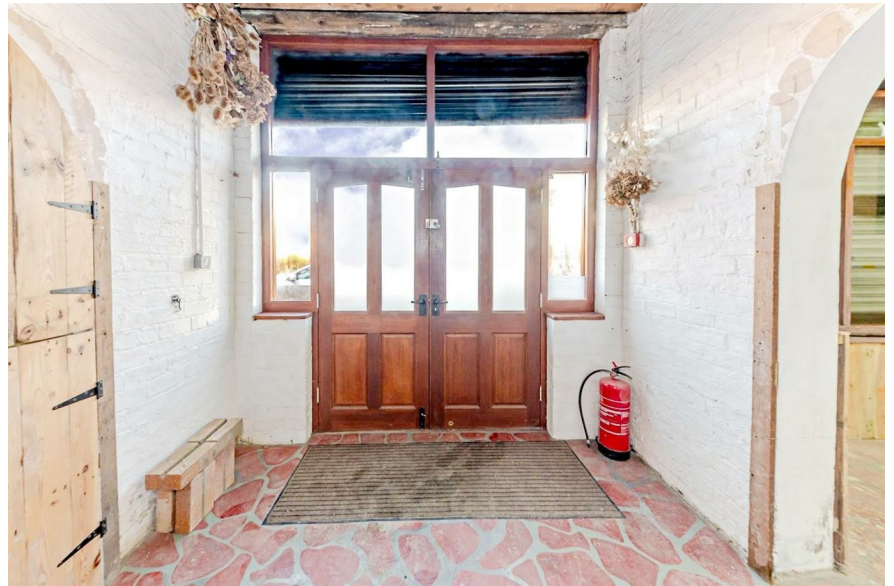
The building's character is enhanced by its charming exposed brickwork and wooden beams, which create a rustic atmosphere that is both inviting and distinctive. Previously utilised as a pottery studio, this space is perfect for creative enterprises or any business seeking a unique environment to thrive.

Conveniently located near local amenities, the property benefits from excellent access to the A180, ensuring that it is easily reachable for both clients and suppliers. The windows are fitted with reinforced glass, providing added security and peace of mind. Additionally, the fully insulated loft space offers potential for further development or storage, while electric shutters to the ground floor enhance the building's security.

This property presents an exceptional opportunity for those looking to establish or expand their business in a vibrant area. With its unique features and prime location, it is a must-see for any prospective buyer seeking a distinctive commercial space in Grimsby.

ENTRANCE - FOYER

Through double doors into the entrance-foyer where access to all workshops lead off



WORKSHOP

15'2" increasing to 24'2" x 15'2" increasing to 15 (4.64 increasing to 7.39 x 4.64 increasing to 4.86)

With a timber framed reinforced double glazed window, two Belfast's sinks (one with a water heater) and sliding door to the inner hall and fluorescent strip lighting. There is a fire door leading to a passage with a padlocked gate.



WORKSHOP



WORKSHOP 1

14'11" x 11'3" (4.57 x 3.45)

With a timber framed reinforced double glazed window, exposed brick and fluorescent strip lighting.

WORKSHOP 2

19'9" x 15'3" (6.02 x 4.66)

Another workshop area with access to outside cubicle area and WC, exposed brick and fluorescent strip lighting. A large 3 phase potter's kiln (currently disconnected) remains.



48-50 WELLINGTON STREET, GRIMSBY

WC

With a toilet, a handmade vanity sink and light to the ceiling.

INNER HALL

Through the sliding doors and up the stairs to the first floor.

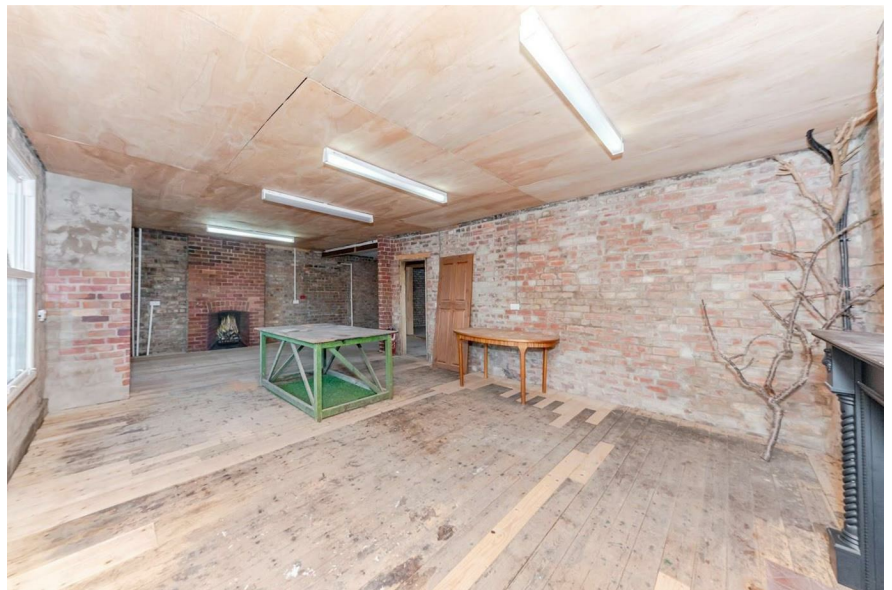
STORAGE

15'0" x 20'5" (4.59 x 6.23)

With two sash windows with reinforced double glazed units, exposed brick, wooden floor, wooden beams and fluorescent strip lighting to the ceiling.



STORAGE



STORAGE 1

15'0" x 10'10" (4.59 x 3.31)

A sash window with reinforced double glazed units, exposed brick, wooden floor, wooden beams and fluorescent strip lighting to the ceiling.

STORAGE 2

6'7" x 16'1" (2.02 x 4.92)

A sash window with reinforced double glazed units, exposed brick, wooden floor, wooden beams and fluorescent strip lighting to the ceiling.

STORAGE 3

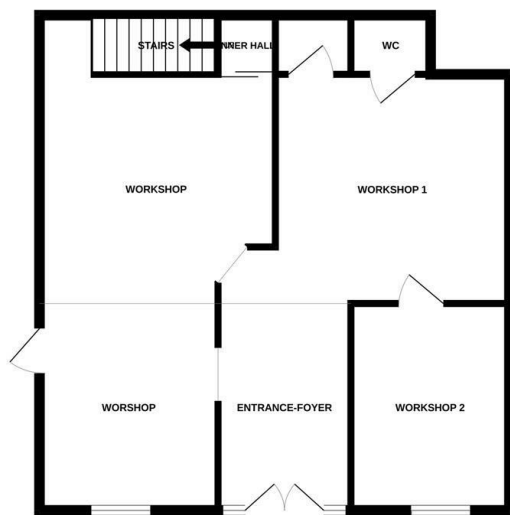
18'0" x 16'2" (5.50 x 4.95)

With two sash windows with reinforced double glazed units, exposed brick, wooden floor, wooden beams and fluorescent strip lighting to the ceiling.

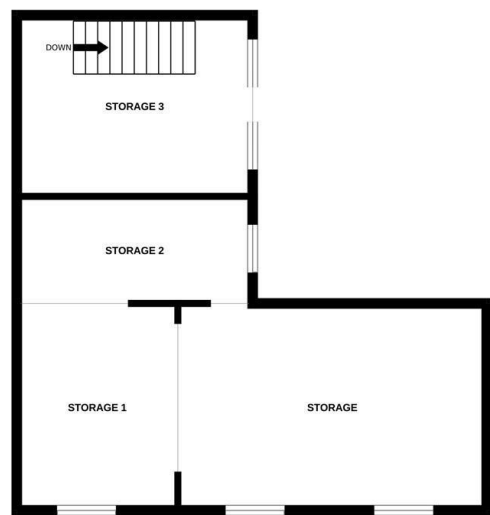
48-50 WELLINGTON STREET, GRIMSBY



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC



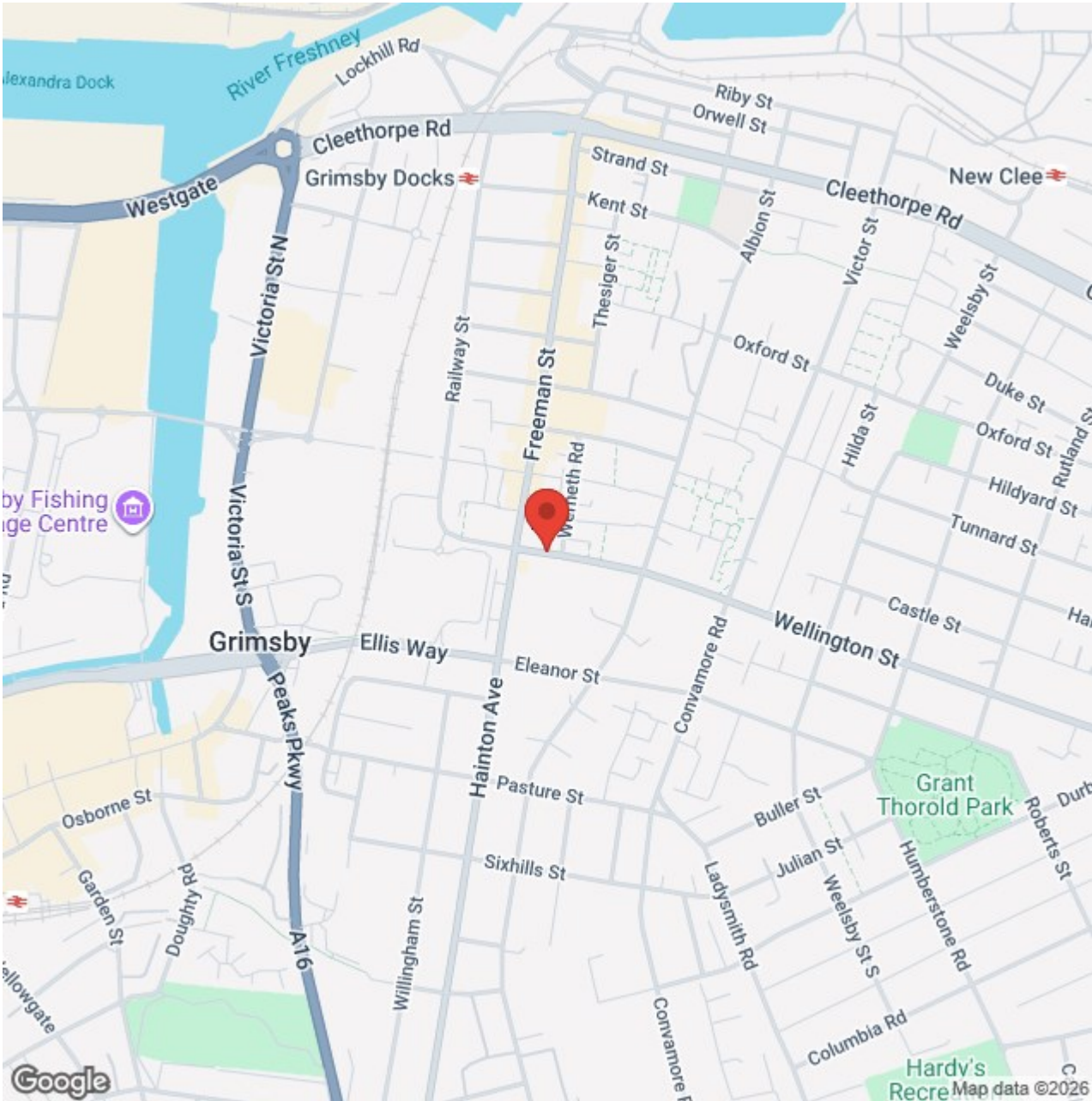
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales

EU Directive 2002/91/EC





ADDITIONAL NOTES

FREE VALUATIONS:

We offer a free valuation with no obligation, just call the office on 01472 698698 and ask for your free valuation, we are flexible with our times.

B.M.H. PROPERTY MANAGEMENT.

We offer a letting/management service:-

Four weekly payments / Regular inspections / credit checks / Our monthly fee is 12% **Inclusive of VAT** (i.e. 10% + V.A.T.) Call us if you are interested.

MORTGAGE ADVICE

WE CAN OFFER INDEPENDENT MORTGAGE ADVICE

Our local broker James Welham can help you find the best mortgage to suit you providing personal face to face expert advice either at our office or in the comfort of your own home.

Contact our office for further details on 01472 698698 or speak to James Welham directly on 07710 548 379 or james@jdwassociates.co.uk.

Bettles, Miles and Holland Estate Agents is an introducer to JDW Associates, which is an appointed representative of Lakeside Wealth Management Limited, which is authorised and regulated by the Financial Conduct Authority 458204.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

They normally charge a fee of £495 payable on production of offer.

(BMH may recommend the services of James Welham JDW Associates but it is entirely sellers/potential buyers own decision to use the services and they are under no obligation to do so. BMH receive a referral fee/benefits worth £75 per mortgage completion. This has NO effect on the price sellers/potential buyers pay for the Mortgage Advice. It is purely an agreement between BMH and James Welham.)

STATUTORY NOTICE: YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

*** ALL MEASUREMENTS STATED ARE APPROXIMATE.**

Please note that none of the apparatus, equipment, whether gas or electrical have been tested and that we cannot verify that they are in full working order. We have done our utmost to provide fair, decent and honest information, we will not accept liability for any errors regarding measurements, council tax band, tenure etc, as they are for your general use only and not to be relied upon. We advise that you make your own enquiries. Should a purchaser require inspections or quotes for works on a property due to survey results, although we are only too pleased to recommend firms, we will not be held responsible for any works carried out before or after completion, or works not detected by the firms in question, they are only recommendations and have no connection with Bettles, Miles & Holland