



## 10 Town Hall Street, Grimsby, North East Lincolnshire, DN31 1HN

Town Centre Office Premises of 113.73 sq m (1,224 sq ft)  
approx.



## Summary

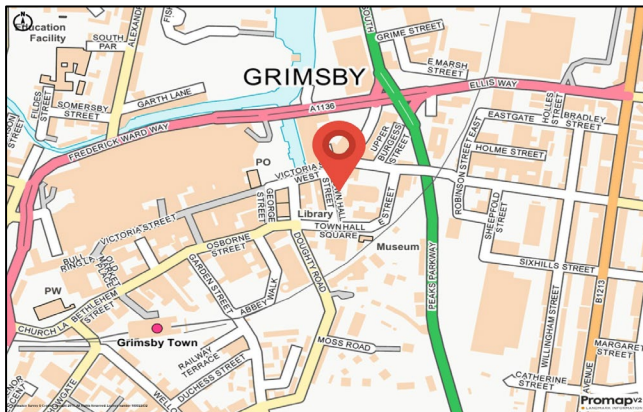
- Town centre offices of 113.73 sq m (1,224 sq ft) approx.
- Versatile self-contained premises may suit alternative uses, subject to consent.
- Available For Sale or To Let.

## Location

Grimsby is the main commercial centre for North East Lincolnshire having a resident population approaching 100,000 although benefiting from a much larger surrounding catchment area. Grimsby is ideally situated with road connections to the A180 which in turn provides access to the M180, The Humber Bridge and in addition to the Humber International Airport which is located approximately 14 miles to the south west.

Grimsby is one of the largest ports in the country and is situated on the south bank of the Humber Estuary. The combined Humber Ports handle a large percentage of overseas trade (currently worth over £20 billion annually).

The property is located on the west side of Town Hall Street in a popular and well established office location, close to the pedestrianised town centre, combined Courts, Municipal Offices and therefore would suit a variety of occupiers. Town Hall street forms part of the inner town centre one way ring road system.



## Description

The property comprises a mid-terraced two storey office building, being of traditional solid brick construction beneath pitched tiled roofs.

Internally, the property is currently divided to provide a ground floor entrance leading to a reception, office, kitchen and WC with stairs leading to the first floor which provides four offices and further WC.

The property benefits from double glazing, numerous gas fires to provide heating, fitted lighting and a fire alarm.

Externally, there is an enclosed yard area with pedestrian access only.

## Accommodation

The property provides the following approximate accommodation which has been measured on a net internal area basis in accordance with the RICS Code of Measuring Practice.

	Sq m	Sq ft
<b>Ground Floor</b>		
Office Accommodation	61.07	657
WC	-	-
<b>First Floor</b>		
Office Accommodation	52.66	567
WC	-	-
<b>TOTAL</b>	<b>113.73</b>	<b>1,224</b>

## Terms

The property is available For sale or To Let, subject to the following terms and conditions.

## Price

£77,500, subject to contract (no VAT).

## Tenure

We are advised that the premises are freehold and will be conveyed with the benefit of vacant possession upon completion.

## Rent

£7,000 per annum, exclusive of rates, VAT (if applicable) and all outgoing, payable quarterly in advance by Bankers Standing Order.

## Lease Term

By negotiation.

## Repairs & Insurance

The Tenant will be responsible for all repairs and decorations to the demised premises, together with the reimbursement of the annual insurance premium applicable.

## Business Rates

The purchaser/tenant will be responsible for the payment of rates. Internet enquiries reveal the property has a 2023 rateable value of £5,300 (Office & Premises) which is subject to a rate in the pound. Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority directly.

The rateable value is below the Government threshold of £12,000 for Small Business Rate Relief and therefore a purchaser/tenant may be able to claim 100% exemption from Business Rates provided that they are not claiming Small Business Rate Relief elsewhere. Further details are available from the sole agents.

## EPC

A copy of the Certificate and Recommendation Report is available on request.

**E109**

## Contacts

### Duncan Willey

01724 294946 | 07710 344602  
duncan.willey@pph-commercial.co.uk



### Sam Fallowfield

01724 294942 | 07340 518003  
sam.fallowfield@pph-commercial.co.uk



Date: June 2023 File Ref: 13734SO



Europarc, Innovation Way  
Grimsby, North East Lincolnshire, DN37 9TT  
01472 267513 pph-commercial.co.uk

#### PROPERTY MISREPRESENTATION, MISDESCRIPTION & FINANCIAL SERVICES ACTS

PPH Commercial Limited for themselves and for their clients of this property, give notice that: (i) these particulars are a general outline only and do not constitute the whole or any part of an offer or contract; (ii) PPH Commercial Limited cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use or other details contained herein. Prospective purchasers or tenants must satisfy themselves as to their accuracy; (iii) no employee of PPH Commercial Limited has any authority to make or give any representation or warranty or enter into any contract in relation to the property; (iv) rents or prices quoted in these particulars may be subject to VAT in addition.

