



**287-291 Cleethorpe Road, Grimsby, North East
Lincolnshire, DN31 3BH**

Offices For Sale 193.3 sq m (2,081 sq ft) approx.



Summary

- Detached two storey office premises of 193.3 sq m (2,081 sq ft) approx.
- Prominent location overlooking Cleethorpe Road (A180).
- Versatile/flexible office accommodation.
- Available for immediate occupation.

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 Humberside 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 north side of Cleethorpe Road (A180), immediately adjacent to Trinity Street, being approximately 1½ miles north east of Grimsby town centre and benefiting from being within close proximity to Grimsby docks and enjoying good road access to the national motorway network via the A180/M180.

Description

The property comprises a two storey office structure being of concrete frame construction, having brickwork walls to the side elevations whilst to the front elevation there are in-fill panels with metal framed single glazed windows to the first floor, the ground floor windows have been concealed.

Internally, the property is divided to provide a ground floor reception area and a range of private and general offices to both floors together with a kitchen, canteen, various stores, ladies and gent's WC facilities. The property benefits from gas central heating and solar heating is used for hot water. The accommodation also benefits from fire and security alarms and there is certain on site car parking provided.

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
Ground Floor		
Reception, Offices & Canteen Area	98.2	1,057

Terms

The property is available For Sale, subject to contract.

Price

£85,000.

Tenure

It is understood that the property is held by way of a 99 year ground lease from the 1st February 1961 and is subject to a fixed ground rent of £100 per annum.

Business Rates

The occupier will be responsible for the payment of business rates. We understand from the Local Authority that the property currently attracts a 2023 rateable value of £7,600, (Office and Premises), which is subject to the current Uniform Business Rate in the pound.

Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority directly and also to ascertain whether transitional relief is applicable to the property or if the rateable value is under appeal.

EPC

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

TBC

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