



93 Alexandra Road, Grimsby, North East Lincolnshire,
DN31 1RF

For Sale (A5) Hot Food Takeaway with 3 Bedroomed
Living Accommodation



Summary

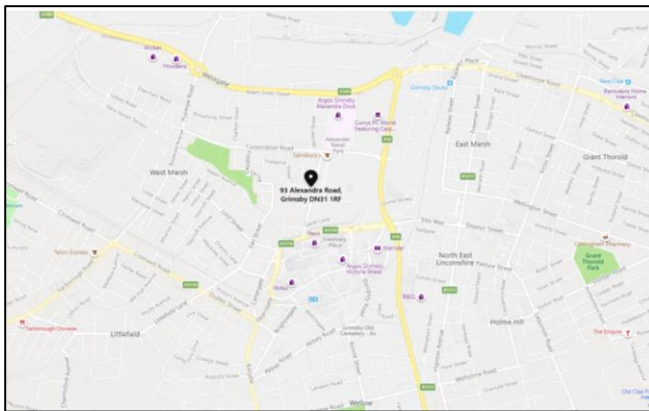
- Valuable planning consent for A5 Hot Food Takeaway.
- Large surrounding residential population.
- Prominent roadside location.
- Rare opportunity to purchase freehold premises.

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 premises are located on the west side of Alexandra Road adjacent to the junction with Frederick Street, in what is deemed to be a densely populated residential area lying approximately 1 mile to the north west of Grimsby town centre. Alexandra Road itself benefits from good road access to the A180/M180, Grimsby Docks and connects to the A1136 Frederick Ward Way, forming part of the town centre ring road system.



Description

The property comprises an end terraced two storey ground floor takeaway with three bedroomed living accommodation above. The property benefits from uPVC double glazed windows, central heating to radiators and fitted lighting. The ground floor is currently divided to provide a fully fitted takeaway, including counter, living room, lobby with separate access door to the side elevation, kitchen/preparation area and rear utility room and WC. To the first floor there are three separate bedrooms and a family bathroom, whilst externally there is a small outside yard area, together with single brick built garage which is accessed from Frederick Street.

Accommodation

The property provides the following approximate accommodation which has been measured on a Net Internal Area basis in accordance with the RICS Codes of Measurement Practice.

	Sq m	Sq ft
Ground Floor		
Shop	16.10	173
Living Room	12.07	130
Lobby/Kitchen	16.10	173
Rear Utility	9.81	106
WC	-	-
First Floor		
Bathroom	-	-
Bedroom 1	16.20	174
Bedroom 2	11.71	126
Bedroom 3	5.85	63
Garage	-	-
Total	103.94	945

Terms

The property is available For Sale, subject to the following terms and conditions.

Price

£89,500 plus VAT (if applicable), subject to contract.

Tenure

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

EPC

TBC

Business Rates/Council Tax

Our enquiries made through the Valuation Office Agency website reveal that the property currently attracts a 2017 rating list assessment of £1,825 (Shop & 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.

The rateable value is below the Government threshold for Small Business Rate Relief and therefore an occupier 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.

We have examined the Council Tax list, as found on the Valuation Office Agency website and are advised that the property is currently entered into the Council Tax List within Band A.



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