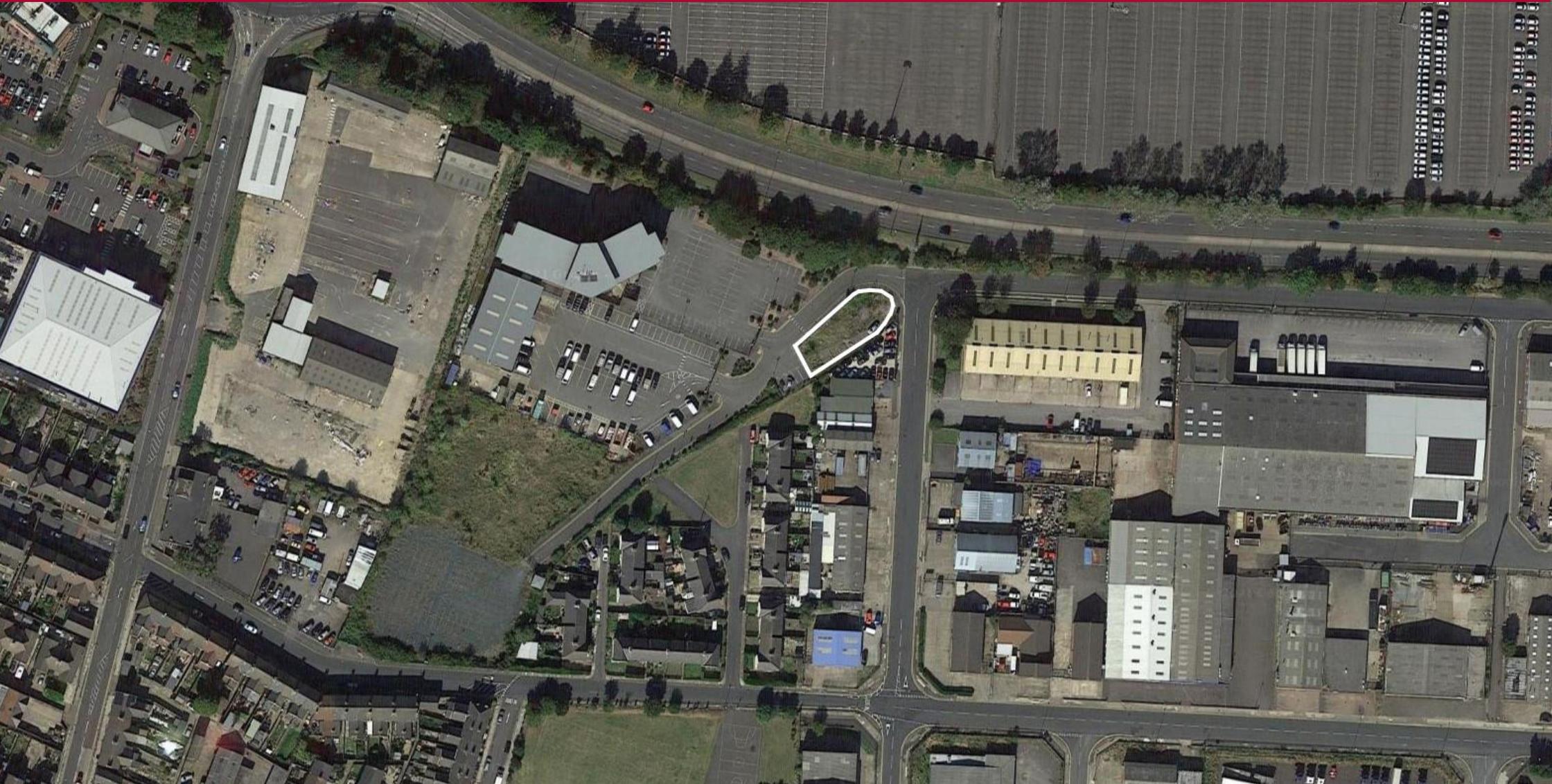




**Land at Westgate Park, Armstrong Street, Grimsby,  
North East Lincolnshire, DN31 1SQ**  
For Sale Development site of 0.2 Acres approx.



## Summary

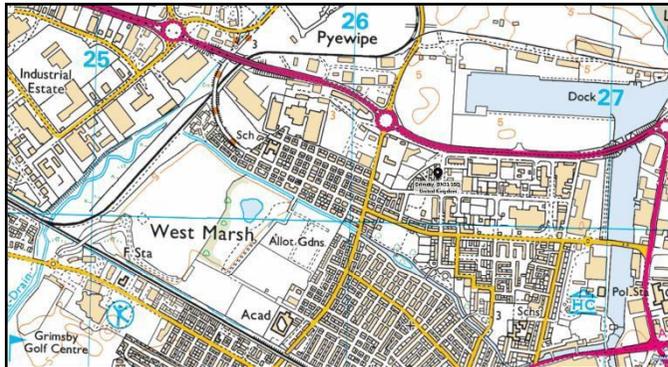
- Located close to Grimsby town centre, A180 and the docks.
- Freehold site available 0.2 acres approx.
- Would suit office/retail/leisure/healthcare/trade counter and various uses subject to consent.
- Rare opportunity to purchase freehold land.

## 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).

Westgate Park is situated on the south side of the A180 with access from Armstrong Street. The location is conveniently situated approx. 1.5 miles to the west of Grimsby town centre, but benefiting from ease of road access to the A180, M180 national motorway network.



## Description

Westgate Park has been developed as an extension to the West Marsh Industrial Estate and includes a landmark office building occupied by LHP (Lincolnshire Housing Partnership). The location offers an excellent opportunity to either purchase land for development or alternatively our clients may be prepared to consider developing commercial premises to suit an occupier's requirement either on sale or leasehold basis, subject to further negotiation.

The site is situated at the entrance to Westgate Park at the junction with Adam Smith Street and Charlton Street.

## Site Areas

|        | Acres |
|--------|-------|
| Plot 1 | 0.2   |

The site has been measured digitally by use of Promap mapping.

## Terms

The plot is available for sale, subject to the following terms.

## Price

Plot 1                      0.2 Acres                      £45,000 plus VAT

## Tenure

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

## Service Charge

The Purchaser will be required to contribute towards any service charge levied in respect of the future repair/maintenance to the private roadway and any other common features. Further details are available on request from the sole agents.

## Business Rates

At present the site is deemed not assessed for Business Rates purposes, however once developed Business Rates will become applicable based on the completed development.



## Contacts

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