



Plot 11 & 11A King Edward Street, Grimsby,
North East Lincolnshire, DN31 3LA

For Sale – Industrial Premises of 692.57 sq m (7,452 sq ft) approx.



Summary

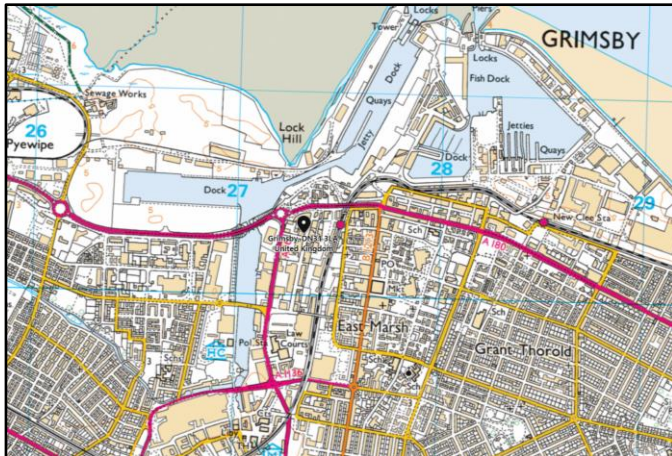
- Self-contained industrial units totalling 692.57 sq m (7,452 sq ft) approx., may split.
- Popular location with good road access.
- Freehold may be available, subject to status.

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 subject property is situated on the east side of King Edward Street, forming part of a popular and well-established industrial area to the north of Grimsby town centre, situated south of the docks but benefiting from good road access to the A180/M180 and national motorway network.



Description

The property comprises two self-contained industrial properties being Plot 11 and Plot 11A.

Plot 11 is currently divided to provide a ground floor entrance from the front elevation leading to a general office, private office together with kitchen and WC, with warehouse/workshop accommodation to the rear. There is also a first floor mezzanine storage area above part. The office and ancillary accommodation benefits from uPVC double glazing, fitted lighting and radiators with an external security shutter. There are two warm air heaters, strip lighting, two access doors to the front and rear of the warehouse/workshop.

Plot 11A comprises a self-contained workshop/warehouse with kitchen and WC, first floor office/store accommodation. The accommodation benefits from fluorescent strip lighting and warm air heating. Access is provided via a roller shutter door which incorporates a personal door to the front elevation.

The property is of traditional steel frame construction with twin pitched roofs above which incorporate certain glazed panels to provide natural light. The walls are of masonry construction, the front elevation has been rendered.

Externally, both properties benefit from an enclosed rear yard area which is accessed from Cressey Street. There is also forecourt parking to the front elevation to King Edward Street.

Accommodation

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

	Sq m	Sq ft
Plot 11		
Ground Floor		
Offices & Warehouse	267.16	2,875
First Floor		
Storage/Mezzanine	120.28	1,294
Total	387.44	4,169
Plot 11A		
Ground Floor		
Workshop/Warehouse	272.81	2,935
First Floor		
Office/Store	32.32	348
Total	305.13	3,293
Total Accommodation	692.57	7,452

Price

£265,000 plus VAT (if applicable).

Tenure

The property is held by way of the remainder of a 99 year ground lease from North East Lincolnshire Council from 30th June 1958 and being subject to a fixed ground rent of £85 per annum. Vacant possession can be provided upon completion, if required.

NB. The freehold may be available for purchase, subject to status. Further details are available from the sole agents.

Business Rates

The Purchaser(s)/occupier(s) will be responsible for the payment of business rates. Our enquiries via the VOA website reveal that the property currently attracts 2017 rating list assessments as follows:-

Plot 11 (Warehouse & Premises)	£8,700
Plot 11A (Warehouse & Premises)	£7,600

Both are subject to the current uniform business rate in the pound. Interested parties are advised to confirm the accuracy of the above figures by contacting the Local Authority directly.

The rateable values are 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.

EPC

TBC

Both units are awaiting production of the EPCs.

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