

3-5 Alexandra Road,
Grimsby, DN31 1RD

FOR SALE

Investment and development
opportunity

First floor suitable for
conversion to 3 flats

Ground floor extends to 148 sq
(1,739 sq ft) overall

Planning permission granted
Aug 2019 (now lapsed)

Current income £9,600 p.a.

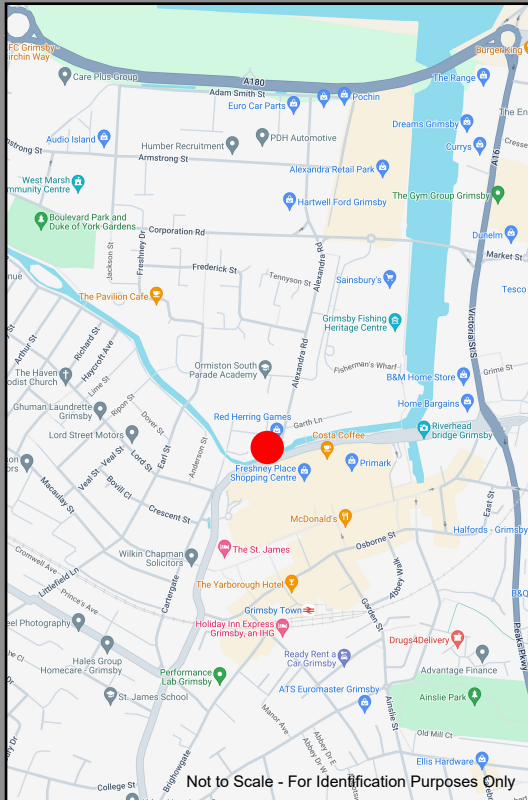
Guide Price £125,000

Scotts
01472 267000



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LOCATION

The town of Grimsby forms part of the larger Grimsby and Cleethorpes conurbation with a population of approximately 88,250. The town is approximately 27 miles east of Scunthorpe and 32 miles east of Kingston-upon-Hull. The premises are situated on the west side of Alexandra Road adjacent to Frederick Ward Way on the fringe of Grimsby town centre and immediately opposite the Freshney Place Shopping Centre.

DESCRIPTION

The property provides retail accommodation to the front with ancillary storage behind with rear access doors. The property enjoys good visibility to traffic on Frederick Ward Way and serves a dense residential population in the immediate vicinity, together with nearby primary school.

The ground floor is currently let on a lease expiring in January 2026 at a rent of £9,600 per annum and the first floor offers potential for conversion to 3 flats in line with previously approved plans.

ACCOMMODATION

Retail	99.8 sq m	(1,704 sq ft)
Office	4.5 sq m	(48 sq ft)
Store	43.6 sq m	(469 sq ft)

DISPOSAL TERMS

The premises are offered For Sale at a guide price of £125,000

LEGAL COSTS

Each party will be responsible for their own legal costs in respect of this transaction together with any Stamp Duty Land Tax that may be payable.

ENERGY PERFORMANCE RATING: TBC

FURTHER INFORMATION AND TO VIEW CONTACT:

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