

16 Dudley Street,
Grimsby, DN31 2AB

FOR SALE

Edge of town location
Extending to 365.5 sq m
(3,930 sq ft)

Offices and ancillary
accommodation over 2 floors

Benefits from car parking for
12 vehicles

Nearby occupiers include
Pepperells Solicitors and the
Business Hive

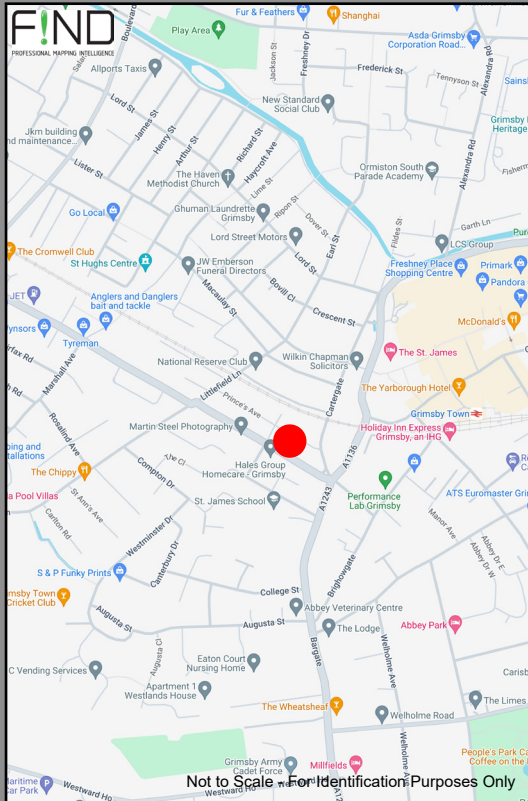
Guide Price £350,000

Scotts
01472 267000



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LOCATION

Situated in a mixed commercial and residential area in the edge of Grimsby Town centre and ¼ mile from the Freshney Place Shopping centre and the central business district. The premises form part of a small cluster of former residential properties that have been converted for commercial use in this expanding business location with a wide range of occupiers situated in the immediate vicinity.

DESCRIPTION

The premises comprises a detached two storey building providing extensive good quality office accommodation with further ancillary accommodation.

Externally, the property benefits from car parking for 12 vehicles.

ACCOMMODATION

In more detail the accommodation comprises

Ground Offices	171.7 sq m	1,847 sq ft
First Offices	193.6 sq m	2,083 sq ft

DISPOSAL/LEASE TERMS

The premises are offered For Sale at a guide price of £350,000.

RATEABLE VALUE

The new occupier will be responsible for the payment of Business Rates at the property. The premises are listed within the Rating List as 'Offices & Premises' with a Rateable Value of £16,250 (Source VOA website), although the premises will require reassessment should a change of use take place.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred together with any Stamp Duty Land Tax that may be payable.

ENERGY PERFORMANCE RATING: TBC

FURTHER INFORMATION AND TO VIEW

Contact Kerry Burnett-Cox kerry@scotts-property.co.uk 07749 725316 or Lawrence Brown lawrence@scotts-property.co.uk 07710 312712

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