

Chapel House, Kings Road,  
Immingham, DN40 1QS

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# INVESTMENT FOR SALE

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Office building close to  
Immingham Docks

Good transport links

Comprising self-contained  
offices and ancillary  
accommodation

2,417 sq ft (224.6 sq m)

Car parking for up to 30  
vehicles

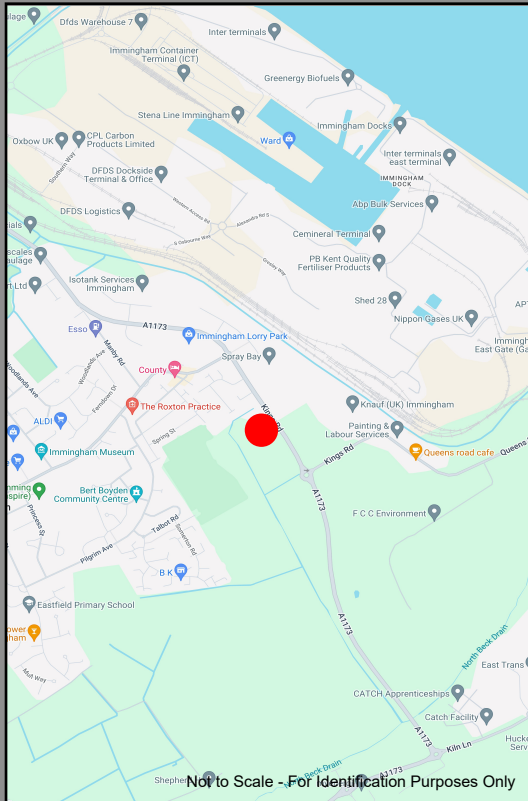
**Guide Price £200,000**

**Scotts**  
01472 267000



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FOR SALE



## LOCATION

Immingham is a port and town, positioned on the south bank of the Humber Estuary, within the county North East Lincolnshire. The town is situated approximately 3 miles north-west of Stallingborough, 6 miles north-west of Grimsby & 11 miles south-east of Barrow-upon-Humber.

In recent years there has been considerable investment into large offshore wind farm projects with further investment anticipated in the near future while the combined ports of Immingham and Grimsby are the largest by freight tonnage in the UK. The port is located to the north of the town, on the south bank of the Humber Estuary. The port is known for its import of fuels and has recently announced the proposed development of a new deep-water berth in conjunction in Stena Line.

Within this context, the property is located in the western side of Kings Road, ½ mile to the east of Immingham town centre while the A180 is located 1.5 miles to the south and provides access to the national road network.

## DESCRIPTION

The property comprises a former chapel which has been subsequently altered and reconfigured to provide 12 offices over 2 floors with ancillary accommodation and a small yard.

Currently, the property is leased to multiple local businesses making it an attractive investment opportunity. Moreover, it presents the enticing option for potential purchasers to consider occupying part or the whole of the premises themselves, offering versatility and potential for personal use.

## DISPOSAL/LEASE TERMS

The premises are offered For Sale at a guide price of £200,000, subject to the leases below;

Location	Tenant	Lease Term	Expiring	Rent *	Business Rates	EPC
Office 1	Vison Partitions	Rolling since 1/9/2019	-	£X,000 pa	£1,650	TBC
Office 2	Vacant	-	-	-	£2,050	TBC
Office 3	Vacant	-	-	-	£2,050	TBC
Office 4	Fast Herco Investments	Owner occupied	-	-	£4,450	TBC
Office 5	Vacant	-	-	-	£4,150	TBC
Office 6	Vacant	-	-	-		TBC
Office 7	Fast Shipping Limited	Owner Occupied	-	£X,000 pa	£2,100	TBC
Office 8						TBC
Office 9						TBC
Office 10	Fired up	Rolling since 1/4/2024	-	£X,000 pa	£9,100	TBC
Office 11						TBC
Office 12	Vison Partitions	Rolling since 1/10/2018	-	£X,000 pa	-	TBC
Yard	Milson Services	Rolling	-	£X00 pa	-	-

## 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: 'C'

## FURTHER INFORMATION AND TO VIEW

Kerry Burnett-Cox

[kerry@scotts-property.co.uk](mailto:kerry@scotts-property.co.uk)

07749 725316

Lawrence Brown

[lawrence@scotts-property.co.uk](mailto:lawrence@scotts-property.co.uk)

07710 312712

Offices: Hull 66 - 68 Humber Street, HU1 1TU Scunthorpe Sovereign House, Arkwright Way, DN16 1AL Grimsby 12 Town Hall Street, DN31 1HN CS.7108

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