

Unit 5, Blossom Avenue,  
Humberston, DN36 4TQ

# FOR SALE

Two-storey office  
accommodation with allocated  
parking

Located within the popular  
Hewitts Business Park,  
Humberston

High specification offices

May be available To Let, subject  
to enquiry

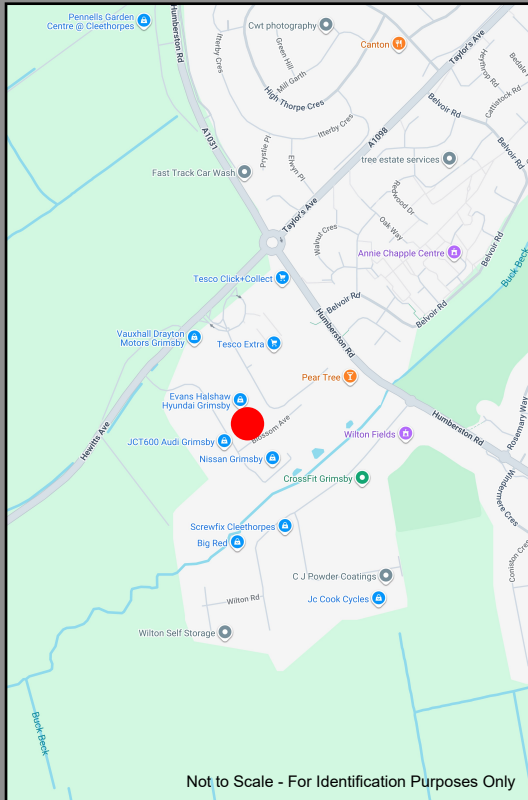
**Guide Price £300,000**

**Scotts**  
01472 267000



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www.scotts-property.co.uk

## LOCATION

The property is located to the northwest of Humberston, a village which borders Cleethorpes and is popular for its residential properties, as well as the commercial estates at Wilton Road and Hewitts Business Park. The subject property is situated within Hewitts Business Park, a well-established and popular area for car dealerships and local businesses alike.

## DESCRIPTION

Internally, the property provides substantial office space across both the ground and first floors. The accommodation is currently subdivided by non-structural partitions, which can be easily reconfigured if required.

The offices benefit from dado trunking, inset lighting operated by motion sensors, and central heating throughout. Kitchen and WC facilities are located on both floors.

Externally, a shared central courtyard provides parking for the office units, with approximately 7 car parking spaces allocated to the subject property.

## ACCOMMODATION

Ground Floor Offices:	113.7 sq m	(1,224 sq ft)
First Floor Offices:	125.6 sq m	(1,352 sq ft)
Total	239.3 sq m	(2,576 sq ft)

## DISPOSAL TERMS

The property is offered For Sale on a long leasehold until 3023, with full vacant possession at a guide price of £300,000, subject to a peppercorn ground rent. The property may also be available To Let, subject to enquiry.

## RATEABLE VALUE

The premises are currently listed within the 2026 Rating List as 'Offices and Premises' with a Rateable Value of £25,000 (source: VOA website). The premises will require reassessment should a change of use take place.

## ENERGY PERFORMANCE RATING B (27)

## LEGAL COSTS

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

## FURTHER INFORMATION AND TO VIEW

Contact Lawrence Brown [lawrence@scotts-property.co.uk](mailto:lawrence@scotts-property.co.uk) 07710 312712 or Jordan Clarke [jordan@scotts-property.co.uk](mailto:jordan@scotts-property.co.uk) 07525 813963

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

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