Unit 12, Estate Road No. 8,
Grimsby, DN31 2TG

FOR SALE / TO LET

Detached industrial premises

Comprising workshop space with office accommodation and mezzanine storage

Approx. 607 sq m (6,534 sq ft) overall

Located on the popular Estate Roads of South Humberside Industrial Estate

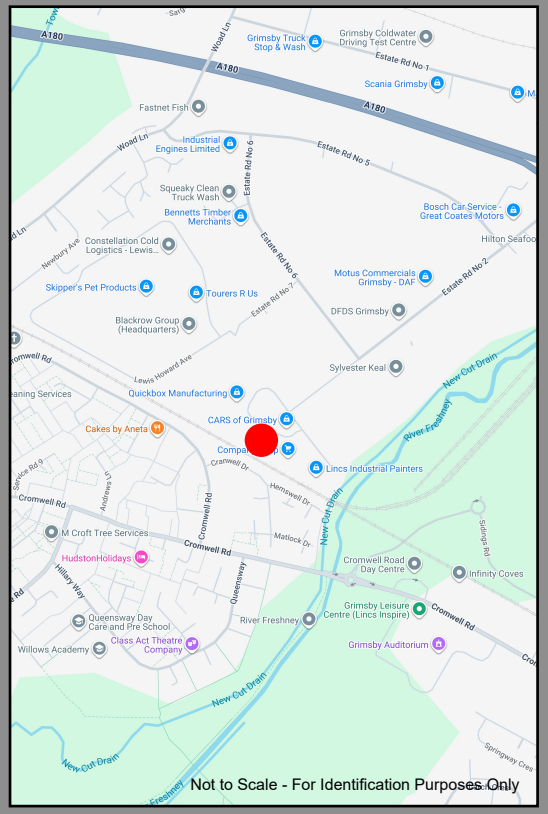
Guide Price: £375,000
Guide Rent: £36,000 p.a

Scotts
01472 267000



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LOCATION

The town of Grimsby forms part of the larger Grimsby and Cleethorpes conurbation. The property is situated on South Humberside Industrial Estate, on the southern side of Estate Road No. 8. South Humberside Industrial Estate is one of the principal industrial estates serving North East Lincolnshire, enjoying excellent access links to the A180. Neighbouring occupiers include CARS of Grimsby, Company Shop supermarket, R&M Trading and numerous other local, regional and national industrial operators.

DESCRIPTION

The property comprises a detached steel portal frame building providing workshop and office accommodation at ground floor level, together with first floor mezzanine storage. The property benefits from a single-storey extension to the front elevation, comprising additional office accommodation, a sales counter and WC facilities. A tarmac forecourt to the front of the property provides parking for staff and customers.

ACCOMMODATION

Floor	Description	Area (sq m)	Area (sq ft)
Ground Floor	Workshop (including offices)	502.7	5,411
First Floor	Mezzanine	104.3	1,123
Total		**607.0**	**6,534**

TERMS

The premises are offered For Sale at a guide price of £375,000 or alternatively To Let for a term of years to be agreed, on a full repairing and insuring basis, at a guide rent of £36,000 per annum. Further details regarding the proposed sale or lease terms are available from the agents upon request.

RATEABLE VALUE

The purchaser or incoming tenant will be responsible for the payment of Business Rates at the property. The premises are listed within the Rating List as 'Workshop & Premises', with Rateable Values of £17,000 and £4,350 (Source: VOA website), although the premises may require reassessment should a change of use take place.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with the transaction. The purchaser or incoming tenant will be responsible for any Stamp Duty Land Tax payable.

VAT

All figures quoted are exclusive of VAT, which may be chargeable in addition.

ENERGY PERFORMANCE CERTIFICATE (EPC) C (65)

FURTHER INFORMATION AND TO VIEW

Contact Jordan Clarke jordan@scotts-property.co.uk 07525 813963

Scotts
01472 267000
www.scotts-property.co.uk

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