

FOR SALE

REDEVELOPMENT OPPORTUNITY

251 - 259 Freeman Street, Grimsby, DN32 9DR

Sanderson Weatherall



Key Points

- Redevelopment opportunity
- Former nursery, meeting rooms and offices
- Prominent location close to Hainton Square
- Mixed use area
- Over 6,000 sq ft floor area
- Leasehold
- Guide Price £99,950

Location

The property is situated on the east side of Freeman Street in Grimsby close to the Hainton Square junction which provides access to the main town centre via Frederick Ward Way. This is a mixed use area providing mainly neighbourhood shopping facilities with residential to the surrounding streets. Nearby occupiers include Asda supermarket and Boyes, otherwise the area is dominated by local, independent businesses.

Freeman Street is on local bus routes and to the north of Freeman Street there is access to the A180 link road via Cleethorpe Road.

Description

The property comprises a series of interconnecting terraced properties which are of traditional brick construction under a pitched concrete tile roof. The windows are primarily upvc double glazed units. The property has until recently been used as children's nursery, church premises, meeting and function rooms together with ancillary offices. The accommodation is arranged over two floor. The property offers potential for sub-division and redevelopment subject to any necessary planning consents and the consent of the freeholder.







Accommodation

The property has a net internal area of approx. 613.4 sq m (6,600 sq ft)

Copy floor plans are available on request.

Tenure and Price

The property is held by way of three ground leases from the Freeman of Grimsby. The Agents for the Freeman of Grimsby have indicated that they are willing to grant new 115 year leases backdated to 1 August 2006 at a combined rental of £4,836 per annum. This information is for guidance only and may be subject to change depending on the future use of the property.

The guide price is £99,950

Local Authority

North East Lincolnshire Council.

Local Authority Charges

TBC

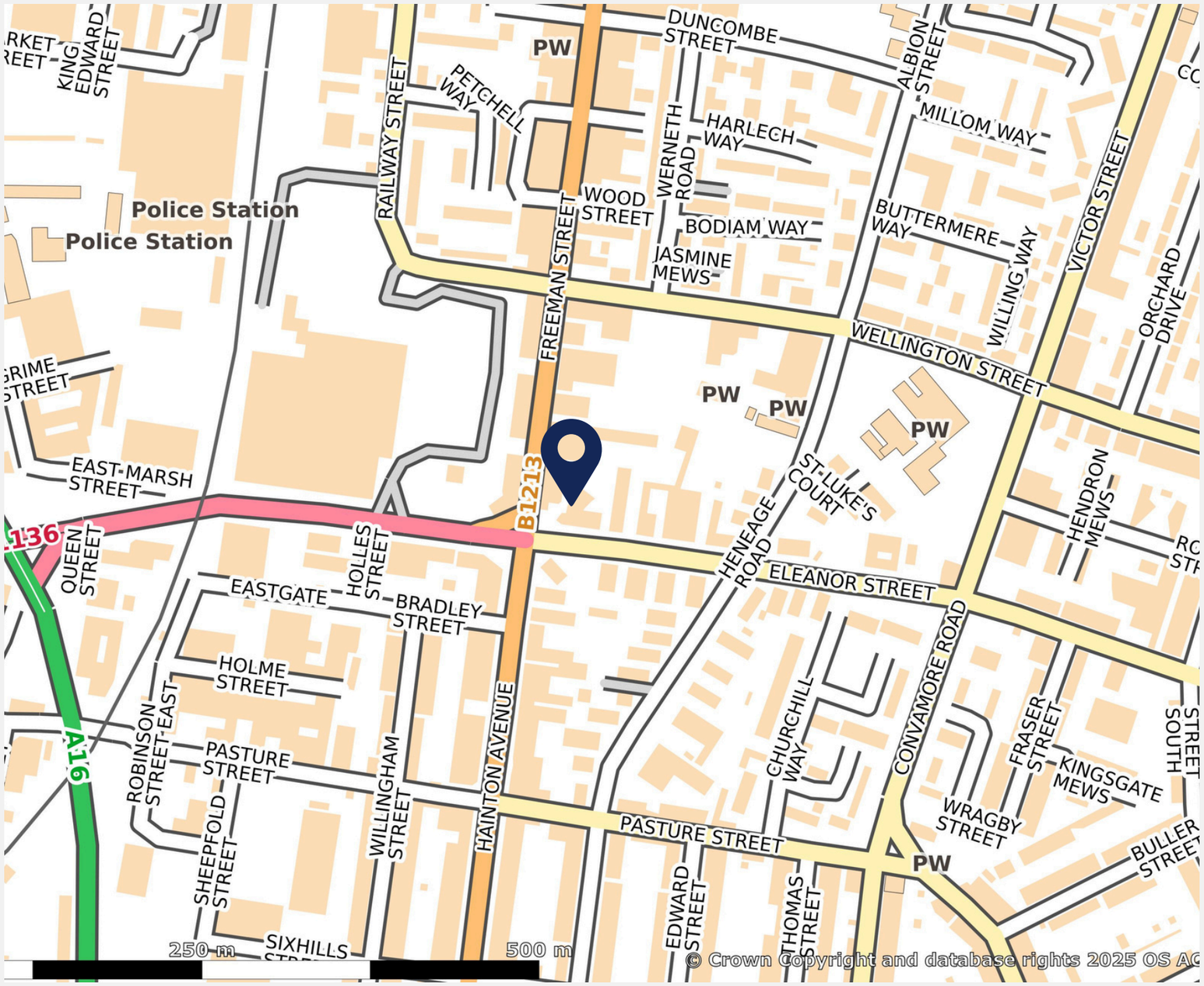
EPCs: There are three separate EPCs for the property. These can be downloaded from our website.

Services

All mains services are understood to be connected to the property. Prospective purchasers are advised check on the suitability of the services for their proposed use.

VAT

The price quoted is exclusive of VAT. VAT is not applicable to this transaction.



Legal Costs

Each party will be responsible for their own legal costs incurred in respect of this transaction.

Money Laundering

In accordance with Anti-Money Laundering Regulations two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Viewings and Further Information:

Viewings are strictly on an accompanied basis, by prior appointment, please contact the Sole Selling Agents:

Carl Bradley
07971 875863
carl.bradley@sw.co.uk

Rob Hutchinson
07903 141594
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CLARK WEIGHTMAN part of Sanderson Weatherall