

Certified B Corporation

For Sale

Investment

1,187 sq ft

19 Chantry Lane
Grimsby
DN31 2LP

Sanderson Weatherall

Key points

- Freehold office investment
- Town centre location with parking
- Let to For Under Fives Limited
- Producing £8,000 per annum

Description

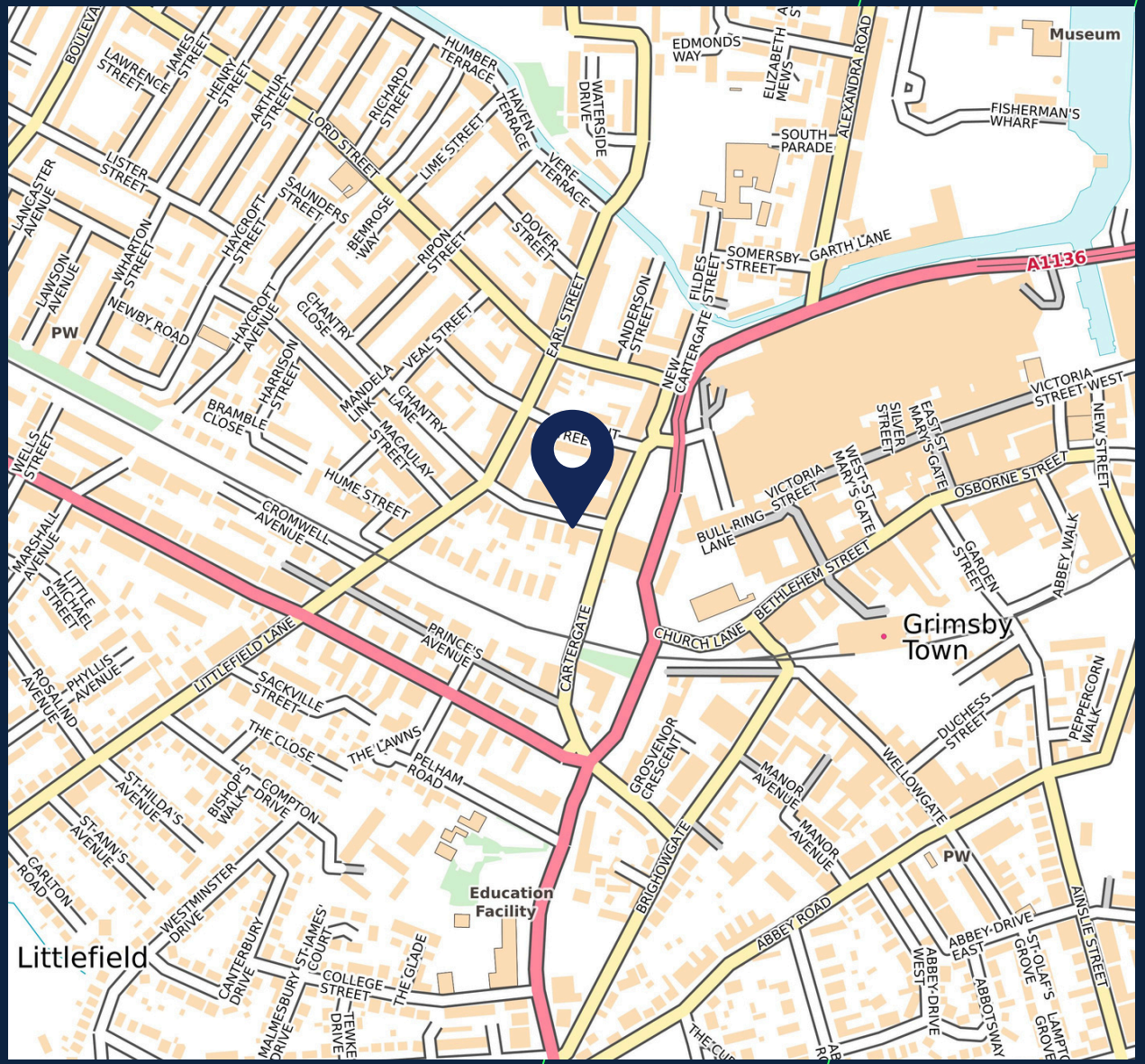
The property comprises a two storey office building of traditional brick construction which is part rendered, under a pitched replacement concrete tile roof. The property benefits from a mixture of timber sliding sash, timber casement and upvc replacement windows. Some of the windows benefit from electric security shutters whilst others have security bars. The property benefits from security and fire alarms and has perimeter trunking to the offices. Externally there is a secure rear car park with parking for four cars.





Location

The property is located on the west side of Chantry Lane adjacent to Sentiments and close to the junction with Cartergate. Chantry Lane is a mixed use area with commercial uses on the west side and primarily residential use on the east side. Rear access is gained via Queens Parade. The property offers good access to the town centre and railway station.



Accommodation

The current tenants use the premises for a mixture of office and archive storage purposes. There is a large office (now used for storage) at ground floor leading to a smaller office area, toilets and shower room. To the first floor there are two multi-person offices, staffroom and WC.

The offices have been measured on a net internal basis.

	sq m	sq ft
NIA	110.3 sq m	1,187 sq ft

Rateable Value

The property is shown in the Rating List as Office and Premises with a Rateable Value of £8,200.

Tenure & Terms

The property is freehold.

It is let in its entirety to For Under Fives Limited for a term of six years ending on 7 December 2027. The lease is on a full repairing and insuring basis, subject to a Schedule of Condition at a rent of £8,000 per annum. The rent passing equates to a low rent of £6.73 per sq ft.

For Under Fives Limited was established in 1987 and now runs twelve day nurseries situated in Grimsby, Lincoln, Boston, Cottingham, Goole, Wath upon Dearne and Selby. Chantry Lane is used as their head office / admin function.

Credit Safe Risk Score 89.

There is an additional long leasehold interest in respect of a small parcel of land forming part of the adjoining premises at 17 Chantry Lane. This is for a term of 999 years from 30 September 1996 at a peppercorn rental.

Guide Price: £85,000.

VAT

The property has been elected for VAT purposes. It is anticipated that the sale will be treated as a TOGC.

EPC

The property has an EPC rating D (91).

Sanderson Weatherall

Viewings

For further information or to arrange a viewing please contact the sole letting agents:

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

Humber Office
01482 645522



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