



**FOR SALE:**

**01482 645522**

**21 Waterside Road, BARTON-UPON-HUMBER,  
North Lincolnshire, DN18 5BH**



Freehold - £245,000

#### FEATURES

Useful industrial / warehouse premises with ancillary trade counter

GIA 488.19 sq m (5,255 sq ft)

Large delivery area and car park

Easy access to Humber Bridge & A15

#### CONTACT

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## DESCRIPTION

The property comprises a converted trade counter and warehouse unit originally occupied as a plumbing centre / builders merchants and has been occupied by the current owners since 2004. The property is constructed with two adjoining steel portal framed buildings with concrete floors, block work walls to eaves and asbestos sheet cladding to the roof. The elevations visible from the highway have been overlaid with modern profile metal cladding. To the front of the building there is a good car parking and delivery area and a separate customer car parking fronting on to Waterside Road.

## LOCATION



The property is situated with frontage on to Waterside Road in Barton and is to the north of the town centre. This is a mixed use location and is within easy walking distance of the Tesco Supermarket and bus and railway station.

Barton is a popular North Lincolnshire former market town adjacent to the A15 and Humber Bridge. The town has a population of around 11,500 people with a wider, mainly rural, catchment area. The town has proved to be a popular commuter suburb for Hull and the East Riding.

## TERMS

The property is available freehold and with vacant possession at a price of £245,000. The property is being offered for sale due to the relocation of the existing business.

## ACCOMMODATION

Gross Internal Area 488.19 sq m (5,255 sq ft) providing trade counter area and two warehouse areas.

## OTHER INFORMATION

**Local Authority** - North Lincolnshire Council

**Rateable Value** - TBC

**EPC** - The property has an EPC Rating D91.

**Services** - Mains water, electricity and drainage are connected to the property. Gas is located on Waterside Road but would need connection. Please note that none of the services have been tested and prospective occupiers are advised to check on the suitability of the services for their proposed use.

**VAT** - All prices expressed in these particulars are exclusive of VAT. We will be pleased to confirm whether VAT is applicable to this transaction.

**Tenure** - We have been advised by the client that the property is Freehold.

**Legal Costs** - Each party will be responsible for their own legal costs in respect of this transaction.

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