

ALL ENQUIRIES



Due to
Relocation



**COMMERCIAL
PROPERTY
EXPERTISE
ACROSS THE
HUMBER
REGION**

9 / 11 Bethlehem Street, Grimsby, DN31 1JN

- Substantial town centre property
- Suitable for owner occupation / redevelopment
- NIA 636.99 sq m (6,854 sq ft)
- Located opposite Grimsby Minster

Freehold £300,000 or To Let £30,000 pa on new lease

01482 645522 • clarkweightman.co.uk

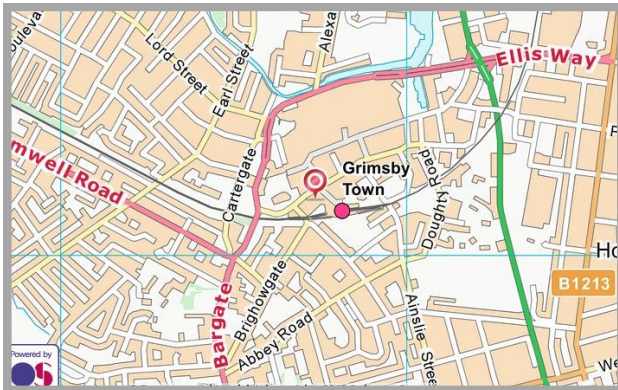


LOCATION

The property occupies a prominent town centre location opposite Grimsby Minster. This is a mixed use location with other properties in the immediate vicinity being used for retail and office purposes together with hairdressers and restaurant uses. The Holiday Inn Express on Wellowgate and the St James Hotel are both a short walk away as is St James Square which is a proposed town centre regeneration site. The main shopping areas of Freshney Place and Victoria Street are close by.

The property benefits from excellent travel communications being on local bus routes close to town centre parking and a short walk from the railway station.

Grimsby is the administrative centre for North East Lincolnshire and has a population of approximately 90,000 people with a wider catchment population including the neighbouring town of Cleethorpes and numerous outlying villages. The town's economic base has traditionally been centred around the seafood industry, but now encompasses a wide range of employers including engineering, petrochemicals, storage and distribution and the emerging renewables sector.



DESCRIPTION

The property comprises a substantial town centre property which has most recently been primarily used as a solicitors office prior to their relocation to new premises. Part of the property (ground floor no 9) has been used for Financial and Professional Services use). The building dates from the early 20th Century is located in the Central Grimsby Conservation Area and is "locally Listed".

The property is a mixture of two and three storey construction with the main buildings being built of brick under slate roofs. The original layout of the property will have provided two retail units with offices above with part of the ground floor historically forming part of a small retail arcade. In more recent years this part of the building has been used for archive storage. The office accommodation provides mainly smaller individual rooms with some multi-person rooms / open plan work areas.

The property now presents an opportunity for refurbishment for continued office use or for redevelopment for alternative uses (subject to planning) which could include retail, residential and / or leisure.

There is potential to create an access to the rear of the property subject to agreeing terms with Network Rail who own the land to the rear.

ACCOMMODATION

The property has a net internal floor area totalling **636.99 sq m (6,908 sq ft)** This provides mainly office accommodation with ground floor archive / storage areas. Consideration will be given to renting out the ground floor of No 9 in isolation. This space has a net internal area of **69.0 sq m (743 sq ft)**

TERMS The property is available freehold at a guide price of £300,000. Alternatively the whole premises can be leased at £30,000 pa exclusive. Consideration will be given to leasing part of the ground floor. Lease terms by negotiation.

OTHER INFORMATION

Local Authority: North East Lincolnshire Council. For Economic Development Enquiries please telephone 01472 326142 or email enquiries@investnel.co.uk.

Rateable Value: £7,100 (Ground floor No 9) and £36,250 (remainder of the property).

EPC: The property has Energy Performance Asset Ratings C (Ground floor No 9) and E (remainder of the property).

Services: All mains services are connected to the property. Please note that the services have not been tested and prospective purchasers are advised to check on the suitability of the services for their proposed use.

VAT: Rents and sale prices are quoted exclusive of VAT. VAT is not applicable to this transaction.

Tenure: We are advised that the property is Freehold.

Code for Leasing Premises: It is intended that any lease will be prepared in accordance with the Code for Leasing Premises.

Legal Costs: The ingoing tenant will be responsible for the landlords legal costs incurred in respect of the preparation of a lease. In the event of a sale each party will pay their own legal costs.



Carl Bradley • Director

carlbradley@clarkweightman.co.uk

07971 875863



Rob Hutchinson • Operations Manager

robhutchinson@clarkweightman.co.uk

07903 141594

Clark Weightman Limited • 19/198

20 The Weir, Hessle, HU13 0RU

