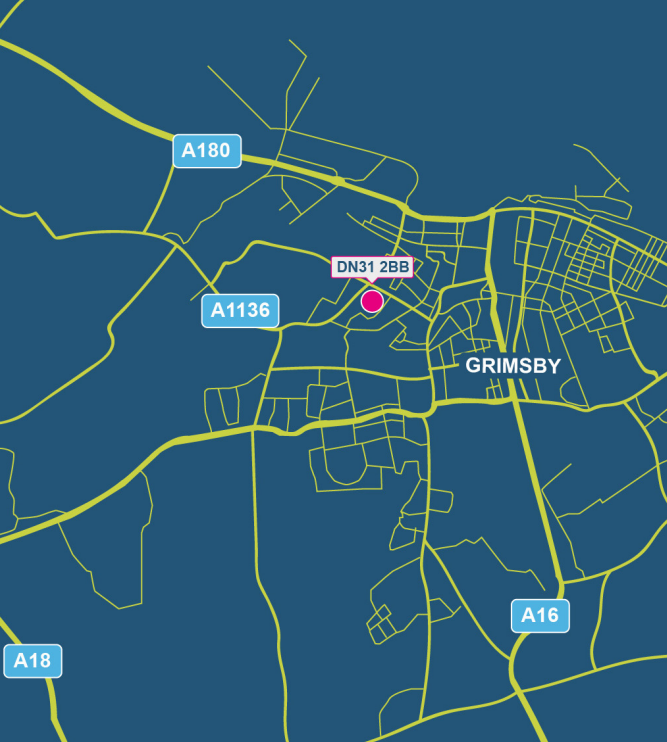




BANKS LONG&Co

R/O 123 CROMWELL ROAD, GRIMSBY,
LINCOLNSHIRE, DN31 2BB

- Well located motor trade premises
- 451.01 sq m (4,855 sq ft) GIA
- Suitable for a variety of alternative uses, subject to Planning
- Front and rear access
- Large forecourt and parking
- Adjacent busy arterial route
- **FOR SALE/ TO LET**



LOCATION

The property is located just off Cromwell Road a short distance to the west of the main town centre. The property holds a prominent trading location close to the intersection of Yarborough Road (A1136) and Cromwell Road, which acts as a busy thoroughfare leading to the A180, the main Grimsby route. This is a busy neighbourhood location with nearby occupiers including Lidl, Toyota, Tesco, Jet Petrol Filling Station and Wynsors World of Shoes.

Grimsby is a large town situated on the south bank of the Humber Estuary, within the authority of North East Lincolnshire.

With the adjoining town of Cleethorpes, the resident population is 88,243 (2011 Census). The City of Lincoln lies approximately 40 miles to the south and Scunthorpe approximately 20 miles to the west.

PROPERTY

The main property comprises an open plan workshop with front and rear roller shutter doors, with office, first floor mezzanine storage and WC facilities, currently used for body-shop and vehicle repairs.

There is a yard to the rear with separate access leading onto a second open plan unit attached to the rear.

Externally the property benefits from a large forecourt and parking.

ACCOMMODATION

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area:

Unit 1	314.61 sq m	(3,387 sq ft)
Unit 2	136.40 sq m	(1,468 sq ft)

Total GIA: 451.01 sq m (4,855 sq ft)

SERVICES

We understand that mains services including gas, water, drainage and electricity are available and connected to the property. These have not been tested and interested parties are advised to make their own investigations to the relevant utility service providers.

TOWN AND COUNTRY PLANNING

We understand that the property has established consent for use as a body shop repair and mechanics falling within Class B2 (General Industrial) of the Town and Country Planning (Use Classes) Order 1987 (as amended). In the agent's opinion the property is suitable for a variety of other uses including B1 (Business) and B8 (Storage and Distribution), subject to obtaining the necessary Planning Consents.

RATES

Charging Authority: North East Lincolnshire

Description: Workshop

Rateable value: £13,000

UBR: 0.504

Period: 2019-2020

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

TENURE

The property is available **To Let** by way of a new Full Repairing and Insuring Lease for a term to be agreed

OR

For Sale Freehold with Vacant Possession

PRICE/RENT

Guide Price - £200,000

Rent - £19,500 per annum exclusive

SERVICE CHARGE

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

VAT

VAT may be charged in addition to the rent at the prevailing rate.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

AGENTS NOTE

Main access is provided off Wells Street over 3rd party owned land. There is an Indemnity Insurance Policy in place which will be transferred on sale. Further information can be provided on request.

VIEWING: To view the premises and for any additional information please contact the sole agents.

Contact: Lewis Cove or James Lockwood

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Ref. 9855/2019J