

THE CUSTOM HOUSE, 16 CLEETHORPE ROAD, GRIMSBY, NORTH EAST LINCOLNSHIRE, DN31 3LB

OFFICES FOR SALE OF 878.21 SQ M (9,454 SQ FT) APPROX.



pph-commercial.co.uk



LOCATION

Grimsby is the main commercial centre for North East Lincolnshire having a resident population approaching 100,000 although benefiting from a much larger surrounding catchment area. Grimsby is ideally situated with road connections to the A180 which in turn provides access to the M180, The Humber Bridge and in addition to the Humber International Airport which is located approximately 14 miles to the south west.

Grimsby is one of the largest ports in the country and is situated on the south bank of the Humber Estuary. The combined Humber Ports handle a large percentage of overseas trade (currently worth over £20 billion annually).

The premises are located on the south side of Cleethorpe Road beneath the A180 flyover. The premises are situated in a convenient location approximately 1.5 miles to the north-west of Grimsby town centre and within close proximity to Grimsby Dock and a range of local amenities.

DESCRIPTION

The property comprises a detached Grade II listed office building which is currently divided to provide a ground floor entrance leading to a range of recently refurbished private/general office accommodation including meeting rooms, kitchen and WC facilities together with a one bedroom first floor flat and also a further first floor office area which is essentially open plan with two private offices, meeting room and WC facilities. There is also a basement/storage area.

The office accommodation benefits from fitted lighting set within suspended ceilings, gas central heating to radiators and three compartment perimeter trunking. The flat requires refurbishment. The property benefits from fitted fire and security alarms.

Externally, there is a large surfaced car park with car parking for approximately 30 cars.

SUMMARY

- Detached office premises of 878.21 sq m (9,454 sq ft) approx. with car parking for 30 cars approx.
- Convenient location with good road access to the A180/M180 and national motorway network.
- Would suit alternative uses including leisure, medical and possibly residential, subject to consent.
- Rare opportunity to purchase freehold premises.

ACCOMMODATION

The property provides the following approximate accommodation which has been measured on a net internal area basis in accordance with the RICS Code of Measuring Practice.

	Sq m	Sq ft
Basement Storage	34.11	367
Ground Floor Offices	545.50	5,873
First Floor Offices	258.20	2,779
First Floor Flat	40.40	435
Total Accommodation	878.21	9,454

TERMS

The property is available For Sale, subject to the following terms and conditions.

PRICE

£450,000 plus VAT (if applicable), subject to contract.

TENURE

We are advised that the premises are freehold and will be conveyed with the benefit of vacant possession upon completion.



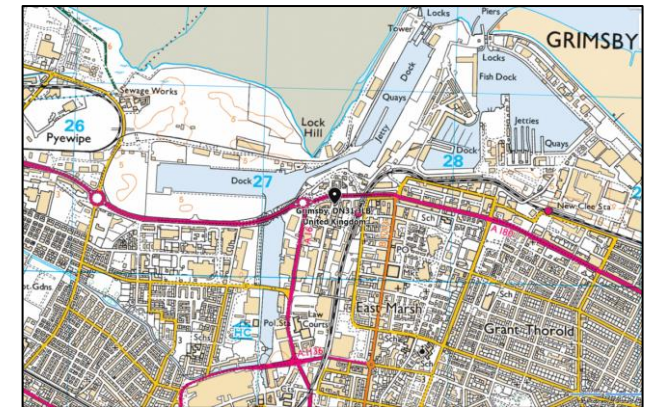
BUSINESS RATES

The Tenant will be responsible for the payment of business rates. Verbal enquiries with the Local Authority reveal that the property currently attracts a 2017 rating list assessment of £27,000 (Office & Premises), which is subject to the current Uniform Business Rate in the pound.

Interested parties are advised to confirm the accuracy of the above figures by contacting the Local Authority directly and also to ascertain whether transitional relief is applicable to the property or if the rateable value is under appeal.

EPC

TBC



CONTACTS



Duncan Willey

01724 294946
07710 344602

duncan.willey@pph-commercial.co.uk



Sam Fallowfield

01724 294942
07340 518003

sam.fallowfield@pph-commercial.co.uk

Date: **April 2020**
File Ref: **13487SO/1**



PROPERTY MISREPRESENTATION, MISDESCRIPTION & FINANCIAL SERVICES ACTS

PPH Commercial Limited for themselves and for their clients of this property, give notice that: (i) these particulars are a general outline only and do not constitute the whole or any part of an offer or contract; (ii) PPH Commercial Limited cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use or other details contained herein. Prospective purchasers or tenants must satisfy themselves as to their accuracy; (iii) no employee of PPH Commercial Limited has any authority to make or give any representation or warranty or enter into any contract in relation to the property; (iv) rents or prices quoted in these particulars may be subject to VAT in addition.

Europarc, Innovation Way
Grimsby
North East Lincolnshire, DN37 9TT
01472 267513
pph-commercial.co.uk

