



FOR SALE

366 CLEETHORPE ROAD, GRIMSBY, DN31 3DH

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Workshop / warehouse premises with offices

Prominent frontage to Cleethorpe Road

Rear access from Hamilton Street

Ample parking and circulation space

Guide Price: £300,000

LOCATION

The property is located on the south side of Cleethorpe Road in Grimsby. Cleethorpe Road is the main arterial road linking the neighbouring towns of Grimsby and Cleethorpes and provides access to the A180 motorway link road. This section of Cleethorpe Road is dual carriageway with a central reservation. This is a mixed-use area with neighbouring occupiers including Robspeed Motorcycles, a car wash, Kingdom Hall of Jehovah's Witnesses, and a small block of flats. There are retail uses opposite, including Aldi, and a National Tyres depot. Hamilton Street neighbourhood police station is close by. The area immediately to the south of the property is residential. The property's main access is from Hamilton Street with a secondary access from Cleethorpe Road.

DESCRIPTION

The site itself is L shaped and extends to approx. 0.45 acres. The building comprises a relatively modern workshop / warehouse building of steel portal frame construction with full height brick and blockwork walls under a profile sheet roof with translucent panels. The workshop / warehouse space has been sub-divided to provide two bays with the end part providing customer reception area, offices, and the usual staff facilities. Each bay has an electrically operated galvanised steel roller shutter door; heating to bay 1 is provided by a gas fired warm air blower and there is LED lighting. Bay 2 includes a small office area and steel storage container with some storage above. The eaves height is 4.2m. The offices and admin space have perimeter trunking, LED lighting and a gas fired central heating system. Externally the yard is tarmac surfaced with a concrete wash down bay. There is a pump island and three underground fuel tanks.

ACCOMMODATION

Bay 1	167.5 sq m	(1,802 sq ft)
Bay 2	251.3 sq m	(2,703 sq ft)
Offices /Admin	82.5 sq m	(887 sq ft)
Total	501.3 sq m	(5,393 sq ft)





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TERMS

The property is offered for sale at a guide price of £300,000.

ADDITIONAL INFORMATION

Tenure: The property is freehold.

Local Authority: North East Lincolnshire Council.

Rateable Value: £20,000

EPC: E (I25).

Services: All mains services are connected to the property. Prospective buyers are advised to check on the suitability of the supplies for their proposed use.

VAT: The purchase price quoted is exclusive of VAT. We understand that VAT is applicable to this transaction.

Legal Costs: Each party will be responsible for their own legal costs.

Access: Please access the property from Hamilton Street if attending a viewing.

VIEWING AND FURTHER INFORMATION

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