



FOR SALE

REDEVELOPMENT OPPORTUNITY

15 Market Place, Barton upon Humber, DN18 5DA



Sanderson
Weatherall





Key Points

- Extensive Grade II Listed building
- Prominent location in the heart of the town centre
- Planning and listed building consent granted for redevelopment to include shop and 9 apartments
- Car parking opposite and adjacent
- Freehold
- Guide Price £195,000

Location

The property occupies a prominent position on the south side of Market Place, Barton upon Humber. This forms part of the A1077 which is the main road running through the centre of the town, This is a mixed use area, close to Co-op convenience store and with a range of other occupiers including Banking Hub, charity shops and a range of retailers, restaurants and public house. Market Place is situated close to the main retailing areas of George Street and King Street. Barton upon Humber is a popular Georgian town on the south bank of the Humber alongside the Humber Bridge.

Description

The property comprises a Grade II Listed Building dating from the early to mid 19th Century and being of three storey construction to the main part of the property with single storey off shoot to the rear. The ground floor provides former retail and storage space and the upper floors have historically been used for residential purposes., The building is of traditional brick construction with the main part f the property having a pitched tile roof. there is a small enclosed garden area to the rear of the property and rear access.



Planning

North Lincolnshire Council has granted Planning and Listed Building Consent to demolish the existing buildings to the rear and construct a two-storey / two-and-a-half storey rear extension with associated internal and external alterations to create 9 apartments. A ground floor retail unit will be retained at the front of the property.

Guide Price

£195,000

Local Authority

North Lincolnshire Council.

Local Authority Charges

The property is shown in the Rating List as shop and premises with a Rateable Value of £12,750. The residential accommodation is in Bank B for Council Tax purposes. The property will need to be reassessed once the redevelopment is completed.

EPCs: TBC

Services

All mains services are understood to be connected to the property. Prospective purchasers are advised to check on the suitability of the services for their proposed use.

VAT

The price quoted is exclusive of VAT. VAT is not applicable to this transaction.



Legal Costs

Each party will be responsible for their own legal costs incurred in respect of this transaction.

Money Laundering

In accordance with Anti-Money Laundering Regulations two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Viewings and Further Information:

Viewings are strictly on an accompanied basis, by prior appointment, please contact the Sole Selling Agents:

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