

Rendel Street, West Marsh Industrial Estate, Grimsby, North East Lincolnshire, ND31 1SF

Industrial
331.04 sq m (3,562 sq ft)

For Sale



PPH

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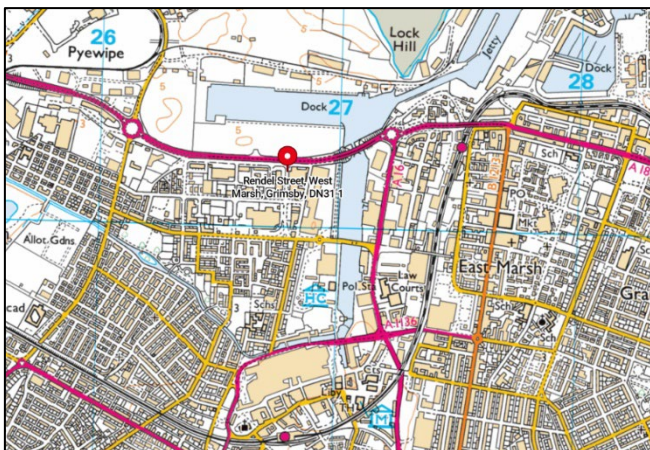
Summary

- Detached industrial premises of 331.04 sq m (3,562 sq ft) approx.
- Popular/well established industrial location.
- Would suit a variety of industrial, showroom/trade counter uses subject to consent.

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 Humberside 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 property is located on the west side of Rendel Street forming part of the popular and well-established West Marsh Industrial Estate, which is located approximately 1.5 miles to the west of Grimsby Town Centre and benefiting from good road access to the A180, M180 and Grimsby Docks.



Description

The property comprises a detached industrial property being of steel portal frame construction which has been divided to provide an office/showroom accommodation to the front with stores, kitchen and WC's together with a rear workshop/warehouse area.

The property benefits from fitted lighted, 3 phase electricity, suspended ceilings incorporated fitted lighting and wall mounted gas radiators to the office and showroom area, together with fire and security alarms. There are also external security shutters to the front elevation.

The warehouse/workshop benefits from a rear access door, together with fitted lighting and 3 phase electricity.

Externally, there is a fully surfaced forecourt providing parking to the front elevation for up to 6 vehicles whilst to the rear there is an enclosed rear yard area with access from Annesley Street.

Accommodation

The property provides the following approximate accommodation which has been measured on a Gross Internal Area basis in accordance with the RICS Code of Measurement Practice.

	Sq m	Sq ft
Ground Floor		
Offices/Showroom and Workshop/Warehouse Accommodation	331.04	3,562

Terms

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

Price

£185,000 exclusive of VAT (if applicable).

Tenure

The premises are held by way of a 99 year ground lease from the 19 March 1973, being subject to a 15 year rent review pattern with the next rent review being due March 2048. The current ground rent payable is £2,750 per annum, payable half yearly in advance.

Vacant possession will be provided upon completion.

VAT

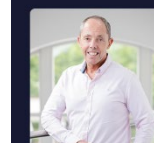
We have been advised that the property has been elected for VAT, and therefore VAT will be payable in addition to the sale price at the time of sale.

Business Rates

The occupier will be responsible for the payment of business rates. The property is currently assessed by way of the following 2023 rating assessment £15,250 (Showroom & Premises). The above assessment is subject to the current Uniform Business Rate in the pound. Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority directly.

EPC

We are currently awaiting the production of an EPC.



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