

For Sale



Grimsby

97 Ladysmith Road

Ground Floor: 636 sq ft (59.07 sq m)

Guide Price: £50,000

Location & Description:

- The subject property is situated on the busy mixed use location of Ladysmith Road at the junction of Cooper Street, with an approximate 6 minute drive time of the principal shopping centre, Freshney Place.
- The ground floor, previously a bookmakers, is vacant.
- The first floor flat, has been sold off on a long leasehold basis.
- The freehold of the entire building is available.
- Rear parking area is solely for the use of the first floor flat.

Demise:

Ground Floor – 636 sq ft (59.07 sq m)

First Floor – not measured

Tenure:

Freehold with vacant possession of ground floor shop unit. The first floor flat has been sold off on a 999 year lease from August 2007.

Guide Price:

£50,000.

Planning:

We understand the property has planning at ground floor for sui generis use. Interested parties are advised to make their own enquiries with the Local Authority.

EPC:

Available upon request.

Legal and Professional Fees:

Each party to bear their own costs.

VAT:

We have been informed by our client that the property is not elected for VAT. Interested parties are advised to make their own enquiries.

Rating Assessment:

Rateable Value (April 2026) £3,350 (ground floor shop). Interested parties are advised to contact the local business rates department.

Date Prepared:

September 2026

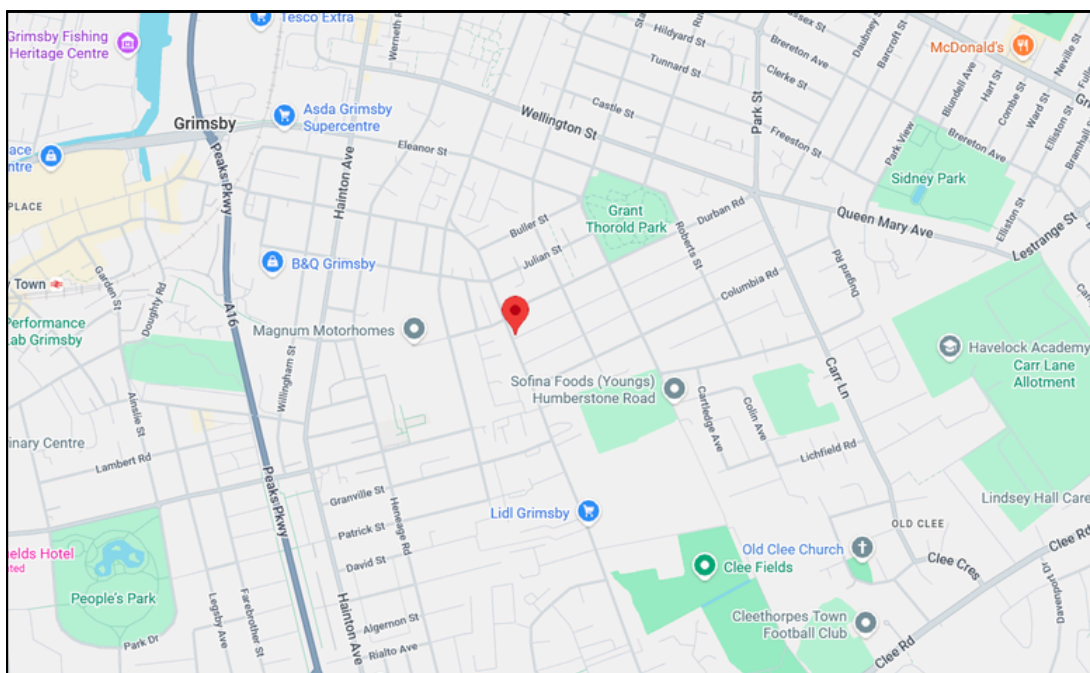
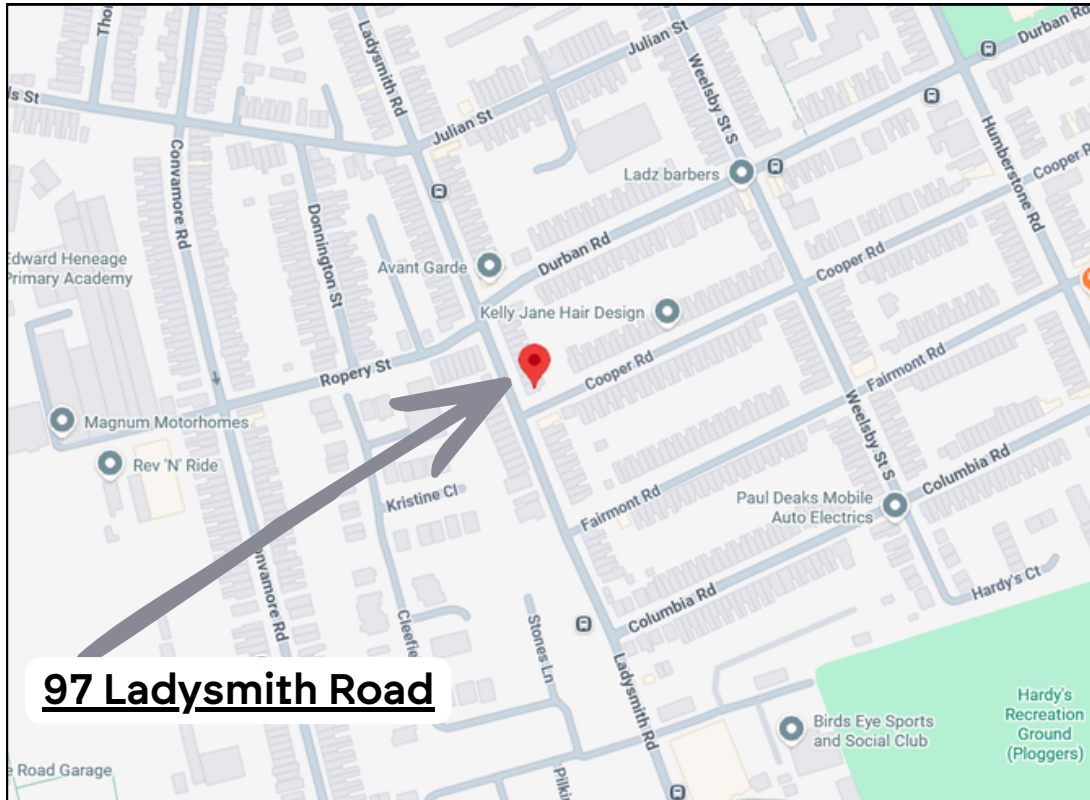
MONEY LAUNDERING REGULATIONS In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

Contact Us:

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