

Leeds Office: 0113 388 4848

Manchester Office: 0161 631 2852

HIGH STREET PROPERTY / CLASS E 48 Second Avenue, Nunsthorpe DN33 1NN



Price: £60,000 Ground Floor Area 745 Sq ft / 69 Sq M

Viewing Strictly through the sole selling agent.

Barker Proudlove

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FREEHOLD FOR SALE WITH VACANT POSSESSION - GROUND FLOOR SHOP PLUS FIRST FLOOR FORMER FLAT

Subject to Contract

Location:

The property is located on the west side of Second Avenue forming part of a densely populated residential area in Nunsthorpe (resident population of 8,000) which is situated approximately 2 miles from Grimsby town centre. Occupiers in the parade include Heron Foods, Cooplands and Co-operative Food.

The access to the first floor has been removed.

Proposal:

Offers in excess of £60,000

Demise:Sq FtSq MGround Floor74569.2First Floor (former flat)not accessible

Tenure:

Freehold with vacant possession

Business Rates:

The premises currently has a rateable value of £4,650. For further details visit Gov.uk or contact the business rates department at the local authority.

EPC:

Energy Performance Asset Rating - E

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

We have been advised by our client that the property is exempt from VAT.

Date Prepared:

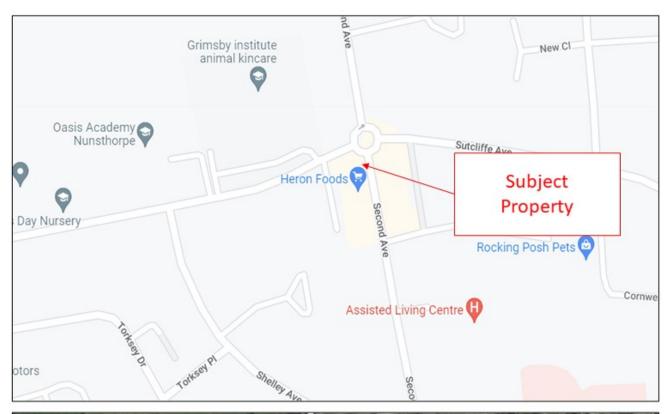
March 2022

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