

HIGH STREET PROPERTY / CLASS E

48 Second Avenue, Nunsthorpe DN33 1NN



**Price: £60,000**

**Ground Floor Area**

745 Sq ft / 69 Sq M

**LET**

**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:**

Ground Floor

**Sq Ft**

745

**Sq M**

69.2

First 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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