

HIGH STREET PROPERTY / CLASS E

154 Lord Street, Grimsby DN31 2NQ

**Price: £50,000****Ground Floor Area**

583 Sq ft / 54 Sq M

**FOR
SALE****Viewing Strictly through the sole selling agent.****Barker Proudlove****Jack Deakin****Mob: 07591 835782****Email: jack@barkerproudlove.co.uk****Kiera McLaughlin****Mob: 07591 835776****Email: kiera@barkerproudlove.co.uk**

**FREEHOLD FOR SALE WITH VACANT
POSSESSION OF GROUND FLOOR SHOP****Location:**

The subject property is situated on the busy mixed-use location of Lord Street Grimsby, at the junction of Arthur Street within close proximity to Grimsby town centre.

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.

Proposal:

Guide Price: £50,000

Demise:

First Floor Flat - not inspected

Ground Floor

Sq Ft

583

Sq M

54.13

Tenure:

Freehold with vacant possession of the ground floor shop unit. The first floor flat has been sold of on a 999 year lease from 24th August 2007.

Business Rates:

The ground floor shop currently has a rateable value of £2,500. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2023 the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk.

EPC:

Energy Performance Asset Rating - C

Legal Costs:

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

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

April 2023

Subject to Contract

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