

Commercial Development in

Weelsby Road, Grimsby, Lincolnshire, DN32 9RY

£270,000 Starting Bid

Tenure

Freehold

Allocated parking

Property features

- ATTENTION INVESTORS
- Substantial Former Residential Institution
- Ideally Located For Easy Access To Grimsby & Cleethorpes
- Ideal For Conversion To Flats As HMO (Subject To Necessary

Arrange a viewing

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Branch Manager
Commercial National

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- Flexible viewing slots
- Accompanied viewings

Description

For Sale Via Online Auction. Fees Apply.

We are thrilled to present an impressive former residential institution located in a popular residential position. The property has planning permission for change of use to five apartments - DM/0206/24/FUL. PLEASE NOTE: The application has been made by an unrelated third party and as such consent and payment may be required for use.

Alternatively, envision this property as an exquisite family home, boasting generous space that allows the discerning buyer to customise it according to their unique requirements.

Perfectly situated for both Grimsby and Cleethorpes, the property comprises an entrance porch, hall, living room, dining room, sitting room, kitchen, washroom/utility, wet room, office, ground floor bedroom, and a spacious function room on the ground floor.

The first floor unveils three bedrooms (two with en-suite facilities), a shower room, bathroom, W.C., and a sensory room. Completing the allure of this property are its well-proportioned front and back gardens, along with convenient off-road parking.

To truly grasp the potential this property holds, we strongly urge you to schedule a viewing. This is an opportunity that must be viewed firsthand to fully appreciate the size and scope on offer.

EPC Rating: D

Entrance Porch

With ramped access externally leading to a wheelchair friendly uPVC double glazed front door and tiled floor.

Entrance Hall

With a single glazed timber framed door and side windows.

Living Room

4.57m x 4.27m

With a uPVC double glazed bay window and two radiators.

Dining Room

3.35m x 3.66m

With a uPVC double glazed window and radiator.

Sitting Room

4.56m x 3.94m

With a uPVC double glazed bay window and radiator.

Inner Hall

With a radiator.

Kitchen

6.4m x 3.05m

With a range of wall and base units incorporating a one-and-a-half sink and drainer with mixer tap, extractor fan and tiled splash backs. Tiled floor. Two uPVC double glazed windows.

Wash Room

3.35m x 3.05m

With timber single glazed window. Wall and base unit incorporating a sink/drainer and mixer tap and tiled splash back. Two "Worcester" boilers.

Wet Room

2.44m x 2.74m

With vinyl flooring and tiled walls. Low-flush w.c. and wash hand basin with mixer tap. Power shower. uPVC double glazed window and radiator.

Office

4.27m x 2.44m

With a sink/pedestal and tiled splash back and radiator.

Plant Room/Storage

With hot water tank.

Inner Hall

With aluminium double glazed sliding doors and radiator.

Ground Floor Bedroom

4.27m x 2.13m

With radiator.

Function Room

9.45m x 5.49m

With uPVC double glazed door and uPVC double glazed windows. Two radiators. Storage cupboard.

Shower Room

With tiled walls and a uPVC double glazed window. Shower cubicle with power shower. Low-flush w.c. and wash hand basin with pedestal. Radiator.

Bathroom

With bath, wash hand basin/pedestal and w.c. Tiled walls. uPVC double glazed window. Storage cupboard. Radiator.

W.C

With w.c., wash hand basin, uPVC double glazed window and tiled floor.

Bedroom 2

3.96m x 13m

With a uPVC double glazed window and radiator.

En-Suite

With low-flush w.c., wash hand basin and shower cubicle with power shower. Tiled walls and floor.

Bedroom 1

1.22m x 0.91m

With radiator and uPVC double glazed bay window.

Store Room

With a uPVC double glazed window and radiator.

Bedroom 3

3.96m x 1.83m

With a uPVC double glazed bay window and radiator.

En-Suite

With a low-flush w.c., wash hand basin, shower cubicle with power shower. Tiled walls.

Sensory Room

4.27m x 2.44m

With a radiator and wash hand basin in vanity unit with tiled splash back.

Please Note - The property has suffered from slight Water ingress.

Planning Permission

Planning permission has been granted for change of use to five apartments - DM/0206/24/FUL.

PLEASE NOTE: The application has been made by an unrelated third party and as such consent and payment may be required for use. All interested parties are advised to make their own enquiries.

Price: Starting Bid £270,000

Property Type: Commercial Development

Business Type: Other/Unspecified

Parking: Allocated

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Location

Ideally Located For Easy Access To Grimsby & Cleethorpes.

EPC

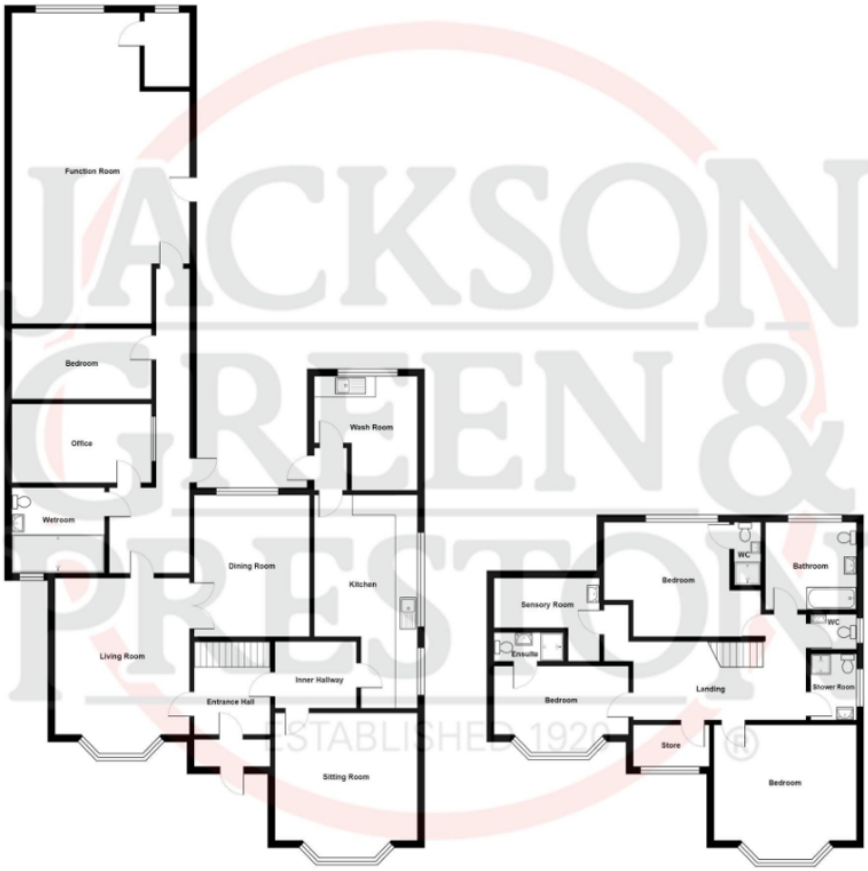
Rating D.

Tenure

Title number
HS168723 - Freehold

Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on commercial@pattinson.co.uk. With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.



Weelsby Road, Grimsby, Lincolnshire, DN32 9RY

Contact your local branch today for more information on this property:

Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 , commercial@pattinson.co.uk, www.pattinson.co.uk

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