

Commercial Development in

Ludford Street, Grimsby, North East Lincolnshire, DN32 0NT

£254,000 Starting Bid

Tenure

Freehold

Allocated parking

Property features

- Multiple garages
- Multiple storage units
- Secure gated access
- Ample storage space

Arrange a viewing

Lisa Neil
Branch Manager
Commercial National

0191 737 1154
commercial@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

For Sale Via Online Auction. Fees Apply.

A substantial and varied commercial investment opportunity comprising an established workshop complex together with two separate lock-up garage sites, offered for sale as a single combined lot.

The properties are situated to the rear of Ludford Street and Farebrother Street, Grimsby, within an established mixed residential and commercial area to the south-east of the town centre.

Access to the sites is provided via the passageway linking Farebrother Street and Ludford Street, with the individual complexes occupying adjoining positions.

The Ludford Street workshop complex comprises four ground-floor units extending to approximately 82 sq m, 67 sq m, 16 sq m and 48 sq m respectively, together with two first-floor units extending to approximately 67 sq m and 75 sq m. The combined workshop accommodation extends to approximately 355 sq m (3,821 sq ft) according to the measurements provided by the vendor.

The workshop accommodation is understood to benefit from electricity, water and toilet facilities, together with gated access.

The adjoining Ludford Garage Site comprises 4 single garages, 2 double garages and 2 treble garages, according to the vendors sizes providing eight individual units. Electricity is understood to be supplied from the adjoining workshop complex.

The Farebrother Garage Site comprises a further 16 single lock-up garages, benefiting from gated access directly off the adjoining passageway.

The total rental income is understood to be in the region of £31,980 per annum.

In total, the property comprises six workshop units and 24 individual garages, providing a substantial combination of small commercial and storage accommodation.

The combined disposal offers an opportunity to acquire a diversified multi-unit investment, with potential income from workshop occupiers and individual garage tenants across three adjoining sites.

The combination of different accommodation types and unit sizes may appeal to investors seeking an established commercial portfolio within a single locality.

Price: Starting Bid £254,000

Property Type: Commercial Development

Business Type: Garage

Parking: Allocated

Description

A substantial and varied commercial investment opportunity comprising an established workshop complex together with two separate lock-up garage sites, offered for sale as a single combined lot.

Tenure

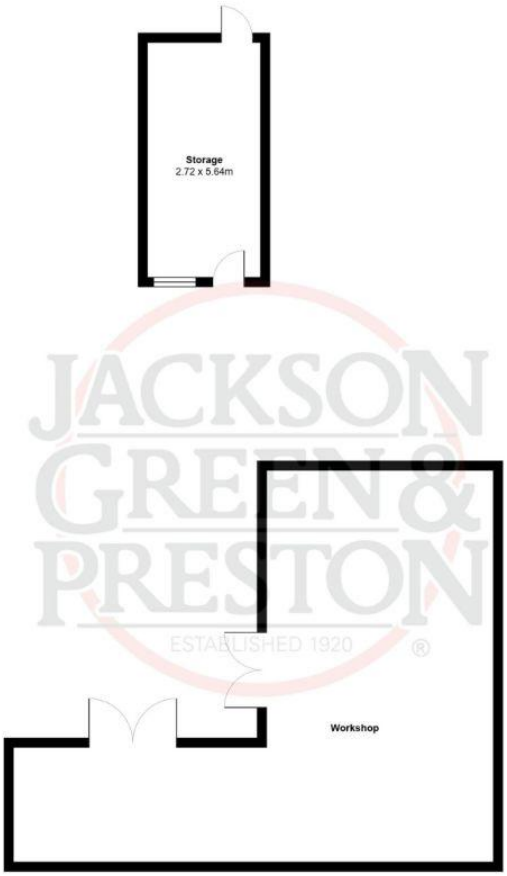
Freehold - Four Titles;
HS241131
HS69918
HS236421
HS91412

Location

The properties are situated to the rear of Ludford Street and Farebrother Street, Grimsby, within an established mixed residential and commercial area to the south-east of the town centre.

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.



Ludford Street, Grimsby, North East Lincolnshire, DN32 0NT

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.