

Noble House, 92 Cleethorpe Road and Flats A – I, 2 Freeman Street, Grimsby, North East Lincolnshire , DN31 3EF

*Guide Price: £290,000



A Three-Storey Building In A Prominent Location Consisting Of Ground Floor Commercial Premises and Eight Flats Arranged Over First and Second Floors. Currently Producing an Income of Approximately £33,000 Per Annum.

Tenure

Freehold

Location

The building is situated in a prominent location on the corner of Cleethorpe Road and Freeman Street. Local shops and amenities are close by, with Grimsby Business Centre within walking distance.

Transport is provided by local bus services while Grimsby Docks Railway Station is a minute's walk from the building. Due to its location, the property benefits from excellent access to the A180, M180 and town docks.

Description

The property comprises of ground floor commercial premises and may lend itself to a variety of uses – subject to obtaining necessary consents. The ground floor office suite is currently vacant and is being offered to let at £5,500 per annum.

Above the commercial premises, there are eight flats with a mixture of one-bedroomed and two-bedroomed accommodation. The flats are all currently occupied. The rental achieved from the flats ranges from £60 – £90 per week, depending upon the size. The building may lend itself to further conversion to provide additional residential accommodation – subject to obtaining necessary consents and planning permission.

**Floorplans provided are for guidance purposes only.*

Accommodation

Ground Floor:

Commercial premises consisting of four offices, one kitchen and separate toilet facilities with the following approximate measurements:

Main Office Suite

8.31m (27ft 3in) x 16.12m (52ft 11in) plus 2.5m (8ft 2in) x 2.4m (7ft 10in)

Office 2

2.89m (9ft 6in) x 2.56m (8ft 5in)

Office 3

3.42m (11ft 3in) x 2.67m (8ft 9in)

Office 4

5.1m (16ft 9in) x 3.09m (10ft 2in)

Kitchen

3.29m (10ft 10in) x 3.02m (9ft 11in)

WC



There are two separate toilet facilities.

Second Floor:

First Floor:

Store

3.61m (11ft 10in) x 3.34m (10ft 11in)

Residential accommodation

Flat A: Open-Plan Living Room/Kitchen, One Bedroom, Shower Room/WC

Flat B: Living Room, Kitchen, One Bedroom, Shower Room/WC

Flat D: Living Room/Kitchen, One Bedroom, Shower Room/WC

Second Floor:

Flat E: Living Room, Dining Room, Kitchen, Two Bedrooms, Two Shower Rooms/WC

Flat F: Living Room, Kitchen, One Bedroom, Shower Room/WC

Flat G: Living Room, Kitchen, One Bedroom, Shower Room/WC

Flat H: Living Room, Kitchen, One Bedroom, Bathroom/WC

Flat I: Living Room/Kitchen Area, Two Bedrooms, Bathroom/WC.



Viewings

Refer to Auctioneer.