



**33-35 Bethlehem Street, Grimsby, North East Lincolnshire,  
DN31 1JQ**

For Sale Retail Premises of 426.36 sq m (4,587 sq ft)  
approx.

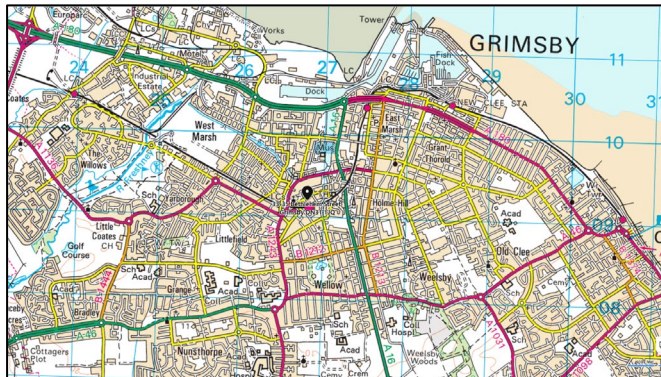


## Location

Grimsby is the main commercial centre for North East Lincolnshire having a resident population approaching 100,000 although benefiting from a much larger surrounding catchment area. Grimsby is ideally situated with road connections to the A180 which in turn provides access to the M180, The Humber Bridge and in addition to the Humber International Airport which is located approximately 14 miles to the south west.

Grimsby is one of the largest ports in the country and is situated on the south bank of the Humber Estuary. The combined Humber Ports handle a large percentage of overseas trade (currently worth over £20 billion annually).

Situated on the south side of Bethlehem Street forming part of an established retail, leisure and office location close to the town's railway station. Bethlehem Street forms part of the town's inner ring road system and benefits from a high degree of both pedestrian and vehicle traffic flows.



## Description

The property comprises a three-storey mid terraced retail premises, having solid brick elevations, beneath a series of pitched tiled roofs, whilst the rear section is surmounted by a flat roof and the yard has been also been covered over. The property benefits from an attractive traditional shop front with a goods access door to the front elevation.

The property is a Grade II Listed building which was constructed in the late 1980's having most recently been used as a butchers shop with former production/processing areas which included chillers and stores to the rear, together with ancillary staff accommodation to the rear, whilst to the first floor and second floor there are further offices/stores and WC facilities.

## Summary

- Substantial three storey town centre retail premises with upper floor.
- Grade II Listed building.
- Would suit a variety of alternative uses, subject to consent.
- Rare opportunity to acquire freehold interest.



## Accommodation

The accommodation comprises, all areas are approximate and are measured on a Net Internal Area basis.

	Sq m	Sq ft
<b>Ground Floor</b>		
Retail Area	36.65	394
Rear Area	16.35	176
Former Production Areas	242.85	2,614
Ancillary Storage	3.42	37
WC's	-	-
<b>First Floor</b>		
Offices & Ancillary Storage	76.72	824
WC's	-	-
<b>Second Floor</b>		
Offices & Ancillary Accommodation	50.37	542
<b>Total Accommodation</b>	<b>426.36</b>	<b>4,587</b>

## Terms

The property is available For Sale, subject to contact. We are advised that the premises are freehold and will be conveyed with the benefit of vacant possession upon completion.

## Price

£189,500 plus VAT (if applicable).

## Business Rates

The Purchaser/Occupier will be responsible for the payment of business rates. Enquiries reveal the property currently attracts a 2023 rating assessment of £15,750 (Retail & Premises) (source Valuation Office Agency website) which is subject to the current uniform business rate in the pound. Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority directly.

## EPC

**E125**

A copy of the Certificate and Recommendation Report is available on request.



## Contacts

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