

Grimsby

8/10 East St Mary's Gate

South Humberside

DN31 1LH

- Freehold Vacant Shop
- Town centre pedestrianised location
- Opposite McDonald's
- Short distance from the Freshney Place Shopping Centre

Vacant



Tenure

Freehold.

Location

Grimsby is a well established commercial centre and a major fishing port situated on the south bank of the Humber Estuary, some 34 miles south-east of Hull. The town enjoys rapid links to the national motorway network via the A80 to the M180 Motorway and also has regular rail services.

East St Mary's Gate is a short thoroughfare connecting Osborne Street with Victoria Street West where occupiers include Marks & Spencer, Santander, Greggs, TSB and Barclays.

The property is located on the west side of East St Mary's Gate, opposite McDonald's and close to Thomas Cook. To the south on Osborne Street is the Co-operative Bank.

Description

The property is arranged on ground and one upper floor to provide a shop unit with ancillary accommodation above.

The property provides the following accommodation and dimensions:

Gross Frontage	5.65 m	(18' 6")
Net Frontage	5.35 m	(17' 7")
Shop & Built Depth	11.10 m	(36' 5")
First Floor	31 sq m	(334 sq ft)

Tenancy

Vacant.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allso.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@allso.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 144 Grimsby**.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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