

PLOT 21
RENDEL STREET
GRIMSBY
DN31 1SF



FOR SALE/TO LET (due to relocation)

- Office/show room-workshop-store with rear yard
- Approx. 333.4m²/3587ft² on an overall basis
- Secure rear yard
- Surface forecourt parking
- Gas fired central heating, air circulation system and suspended ceiling with quality demountable office space
- EPC – E

**£185,000 for the long leasehold, or
£17,500 per annum rental, exclusive of outgoings**

TURNER
EVANS
STEVENS
LIMITED
Estate Agents
Valuers
Auctioneers
Surveyors

GRIMSBY
21 St Mary's Gate DN31 1JE
T 01472 362020 F 362040

LOUTH
6 Cornmarket LN11 9PY
T 01507 601633 F 603917

Also
1 Queen Street LN11 9AU
T 01507 602264 F 600036

SKEGNESS
32 Roman Bank PE25 2SL
T 01754 766061 F 610382

SPILSBY
34 High Street PE23 5JH
T 01790 752151 F 754537

SUTTON ON SEA
2 Evergreen Walk
High Street LN12 2SW
T 01507 441166 F 443481

www.tes-property.co.uk

Registered in England 03710262

LOCATION

The subject property is found on the long established West Marsh Industrial Estate between the junctions of Armstrong Street and Adam Smith Street amongst a cross-section of occupiers including trade centres, major motor vehicle franchise sites, general and heavy industry and a wide cross-section of light industrial occupiers in a central location with good vehicular access to the M180 via Westgate and the town centre.

ACCOMMODATION

On a gross internal floor area basis, the property comprises approx. 333.4m²/3587ft² and is arranged as follows:-

Ground Floor

Office approx. 154m²/1660ft² with a wide frontage, dry lined walls, suspended ceiling with recessed lighting, central heating radiators and perimeter trunking, floor to ceiling curved glass entrance porch and within this space are:-

- **Office 1** approx. 15.4m²/166ft² including floor to ceiling privacy glass with internal Venetian blinds, radiator, suspended ceiling with recessed lighting, perimeter trunking and air circulation system.
- **Office 2** approx. 10.93m²/118ft² of similar specification with recessed lighting to ceiling, privacy glass, radiator, air circulation system.
- **Store/Server Room** approx. 6.4m²/68ft² with plaster and emulsion finishes.

Rear hallway to

Meeting room approx. 18.7m²/201ft² with feature curved ceiling, uplighters and air circulation system.

Archive room off approx. 23.7m²/226ft² formed in plaster emulsion partitions with suspended ceiling.

Rear lobby to

Gents' w.c including lobby with radiator, cubicle off with hand basin and w.c.

Ladies' w.c including lobby with radiator, cubicle off with hand basin and w.c.

Kitchenette approx. 5.9m²/64ft² with kitchen base units and cupboards, stainless steel sink unit, worktop, suspended ceiling and radiator.

Workshop office approx. 9.25m²/99ft² with plaster emulsion finishes, suspended ceiling, radiator, borrowed light into workshop and door to

Tool store approx. 14m²/151.4ft² with borrowed light over workshop and internal double doors to

Workshop/Store approx. 88.3m²/950ft² with a maximum eaves height of around 3m and an electric loading shutter door to rear approx. 2.26m x 2.7m plus personnel door.

- **Workshop W.C.** off with lobby and hand basin.

Outside Scaffold Store approx. 58m²/620ft² on lean to construction under a correx sheet roof with eaves height of approx. 3m and electric roller shutter loading door.

Yard

Secure palisade fenced yard with gated entrance off Annesley Street for loading/parking.

Forecourt

There is a surfaced forecourt to the front of the building for parking/access for around 6 vehicles.

SERVICES

All mains services are connected or available with gas fired central heating provided by way of a boiler located in the General Office. The services have not been tested.

RATEABLE VALUE

Enquiry of the Valuation Office website indicates that the Rateable Value is as follows:-

Description: Showroom and premises

RV: £13,250.00

TENURE

The premises held by way of a 99 year ground lease from North East Lincolnshire Council from 19th March 1973 at an annual rental of £2,500 per annum on a 15 year rent review pattern due to expire on 18th March 2072.

Alternatively, the premises can be available by way of a new full repairing and insuring lease for a minimum term of 3 years, or longer by negotiation. The ingoing party will be responsible for the landlord's legal costs.

FOR SALE/TO LET

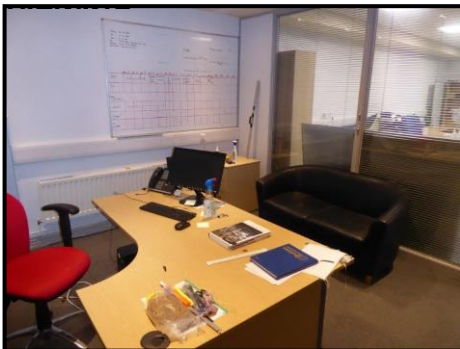
£185,000 or £17,500 per annum rental, exclusive of outgoings and VAT.

GENERAL REMARKS

The subject premises have been used for office show room and storage purposes for a considerable period of time and offer potential, subject to appropriate consents and approvals with, we believe, a mezzanine storage level above the general office, although this area has not been inspected and lacks a staircase.

VAT

VAT will be payable at the appropriate rate, unless otherwise specified.



Energy performance certificate (EPC)

South Humberside Suspended Ceilings Rendel Street Grimsby DN31 1SF	Energy rating E	Valid until: 26 July 2025 Certificate number: 0392-0764-4730-4100-4503
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Property type: B1 Offices and Workshop businesses

Total floor area: 335 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

Energy efficiency rating for this property

This property's current energy rating is E.

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built: 31 | B

If typical of the existing stock: 92 | D

Properties are given a rating from A+ (most efficient) to G (least efficient).

A horizontal bar chart showing the energy efficiency rating scale from A+ to G. The scale is color-coded: A+ (dark green), A (green), B (light green), C (yellow-green), D (yellow), E (orange), F (red-orange), and G (red). The property's current rating is E, with a score of 107. The scale also shows the range of scores for each rating: A+ (0-10), A (11-20), B (21-30), C (31-40), D (41-50), E (51-60), F (61-70), and G (71-80).

INFORMATION & SERVICES

- MEASUREMENTS** Measurements are approximate with the metric conversion shown in brackets, taken wall to wall unless otherwise indicated.
- THINKING OF SELLING?** If you wish to sell your home, let us know as soon as possible. We may already have a buyer waiting. Simply ask for a Free Marketing Appraisal and our dedicated property sales team will do the rest.
- MORTGAGES & FINANCE** If you require independent mortgage advice, please contact our independent mortgage adviser who can provide a free, no obligation, consultation on mortgages and insurances related to your life and home. If you have already received advice on these matters you can still ask for a free health check to ensure you have the best deal as our mortgage advice is totally independent. Call to book an appointment.
- SURVEYS** We provide an efficient and comprehensive service that doesn't cost the earth but could save you a fortune. Please ask for further details. Our surveyors carry out thousands of surveys and valuations throughout Lincolnshire every year and have experience of the market and property which is second to none.
- MANAGEMENT & LETTING** We have a wide variety of properties to let on our books, from small flats to large houses. If you have a property that you would like us to rent out, register it with us for hassle free renting, at terms which you will find hard to beat.
- COMMERCIAL** We deal with all aspects of commercial property from sales and lettings, schedules of condition, dilapidations and rent reviews. Our dedicated commercial team provide a first class service covering the whole county.
- ARCHITECTURAL PLANNING** If you are extending for building, we can arrange for a full design and supervision service from an extension to a complete new home build and we provide the architects and surveyors certificates on completion.
- INTERNET** All our properties are advertised on our website at www.tes-property.co.uk and www.rightmove.co.uk. We can also be contacted by e-mail, see our website. But for a more personal service, please call in or telephone our sales office.
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