



2 Abbey Road, Grimsby, North East Lincolnshire, DN32 0HF

TOTAL AREA: 7,358 SQ. FT (683.53 SQ.M) on 0.162 Ha (0.40 Acres)



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LOCATION

The property is situated on the south side of Abbey Road, between the junctions with Wellowgate and Ainslie Street. Grimsby town centre is approximately 400 metres to the north.

The site is located in a mixed-use area with a range of local occupiers operating within the vicinity.

DESCRIPTION

The subject comprises a former tyre & exhaust garage with workshop, storage, ancillary areas and reception:

- Single vehicular access / egress point
- Open parking / yard to front
- Brick built twin bay workshop (with additional pre-cast concrete storage to the eastern elevation)
- 3 vehicle access doors
- Dedicated customer reception / trade counter

SCHEDULE OF ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and provide a gross internal area of: 683.53 sq m (7,358 sq ft).

The site extends to a total of approximately 0.162 ha (0.4 acres).

EPC

EPC Rating D (84)

BUSINESS RATES

Rateable Value - £40,500 (1st April 2026)

Description - Vehicle Repair Workshop and Premises

TENURE / TERMS

The property is available on a freehold basis.

Offers over £300,000 are invited for the freehold interest.

VIEWING & FURTHER INFORMATION

By appointment through the sole agents, Newmark Gerald Eve LLP.

CONTACT

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