



# FOR SALE

**REDEVELOPMENT OPPORTUNITY - FORMER FIRE STATION**

**Cromwell Road, Grimsby, DN31 2BN**



**Sanderson  
Weatherall**





## Key Points

- Of interest to owner occupiers or developers
- Former fire station and premises
- Providing garage / workshop space and offices
- NIA approx. 508.19 sq m (5,468 sq ft)
- Large site with ample parking, storage and circulation space
- Freehold
- Guide Price £400,000

## Location

The property is situated on the north side of Cromwell Road in Grimsby. This is a mixed use area approx. 1 mile to the west of Grimsby town centre. Other nearby users include Grimsby Auditorium and Leisure Centre, Humberside Police Neighbourhood Policing Team and some light industrial units owned and managed by North East Lincolnshire Council. Elsewhere the tone of the area is of a residential nature. Cromwell Road is a busy main road which links in to Boulevard, which in turn provides access to the A180 motorway link road.

## Description

The property was constructed in 1974 as a purpose built fire station and provides an appliance bay with associated offices, training rooms, dormitories and ancillary accommodation all arranged at ground floor level. The space is functional with the offices benefiting from LED lighting and perimeter trunking.

Externally there is a large forecourt in front of the appliance bay with parking. There is open storage and circulation space to the rear of the premises within a gated yard area. The total site area is approaching 0.9 acres. The training tower is included within the premises (note telecoms equipment has been decommissioned) and access is required to substation.



## Planning

The property has planning permission for use as a fire station. Prospective buyers should discuss their proposed use with the Local Planning Authority.

## Guide Price

£400,000. Whilst it is the vendors preference to sell on an unconditional basis, offers will be considered on a subject to planning basis.

## Local Authority

North East Lincolnshire Council.

## Rateable Value

The property is shown in the Rating List as Fire Station and Premises with a Rateable Value of £53,500. The property will need to be reassessed once the redevelopment is completed.

**EPC:** The property has an EPC rating F.

## Services

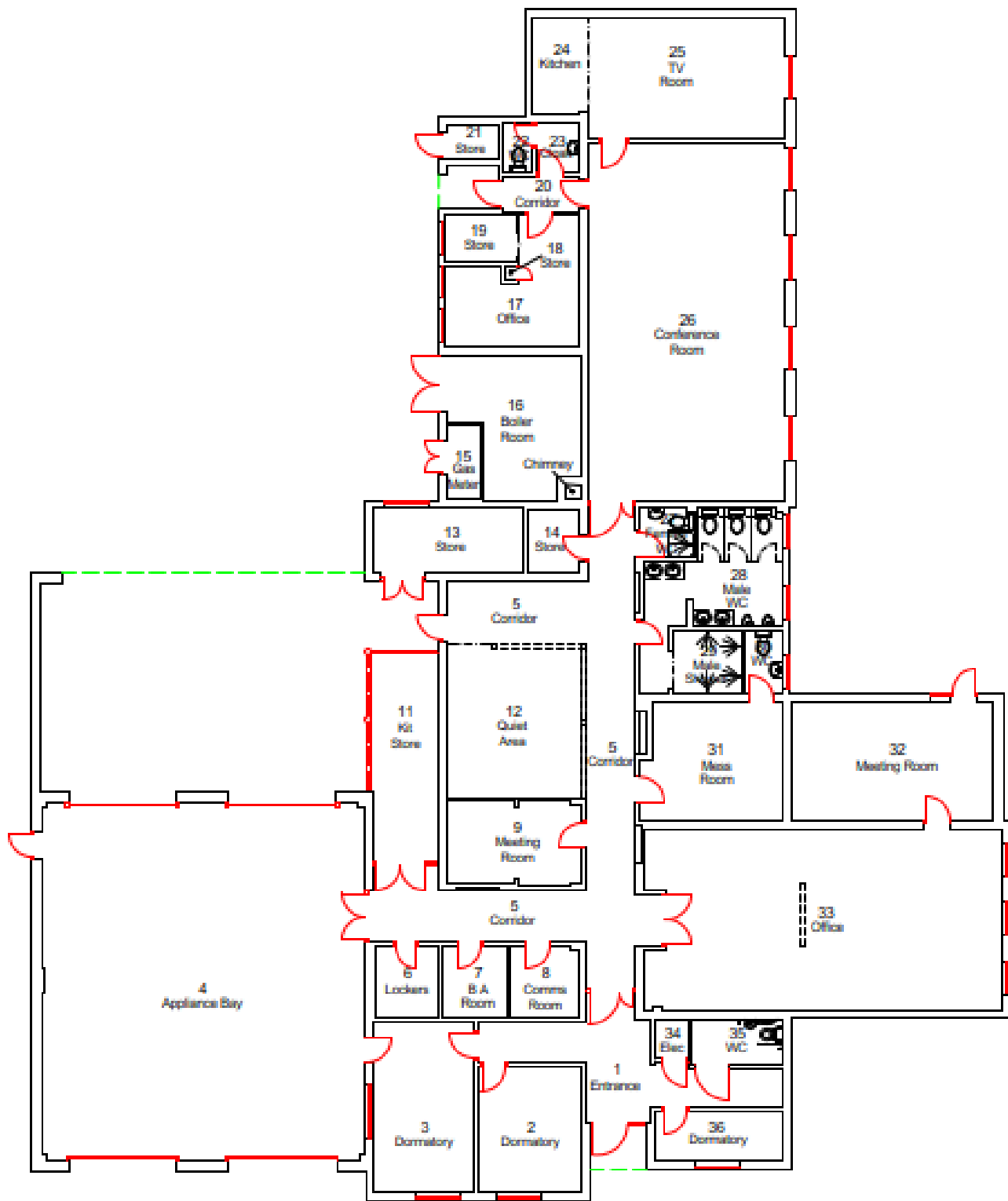
All mains services are understood to be connected to the property. Prospective purchasers are advised to check on the suitability of the services for their proposed use.

## Title

The property is freehold. There is a slight discrepancy between the Land Registry Title Plan and the boundaries on the ground. Further details on request.

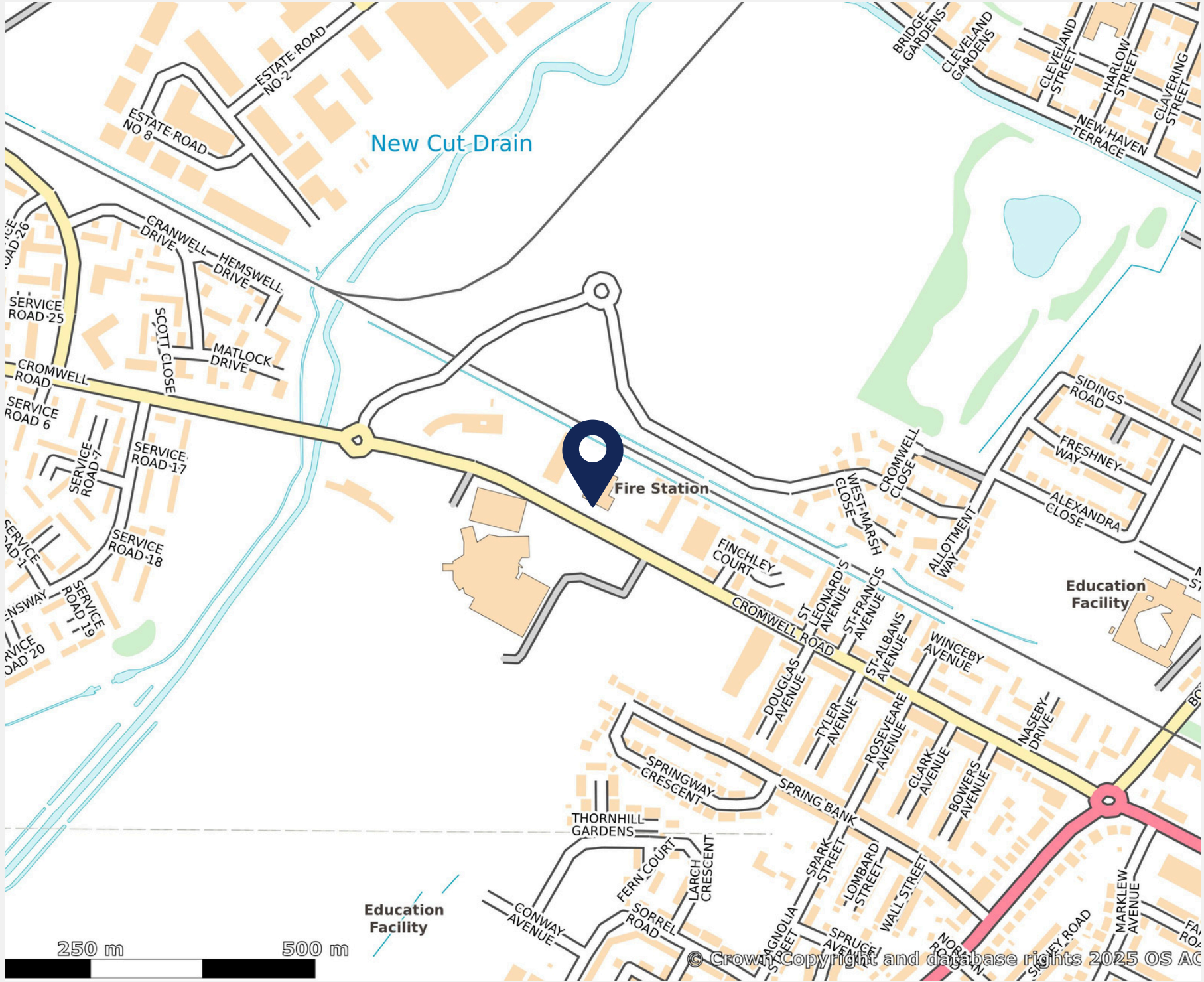
## VAT

The price quoted is exclusive of VAT. VAT is not applicable to this transaction.



Block A  
Fire Station  
Ground Floor





**Legal Costs**

Each party will be responsible for their own legal costs incurred in respect of this transaction.

**Money Laundering**

In accordance with Anti-Money Laundering Regulations two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

**Viewings and Further Information:**

Viewings are strictly on an accompanied basis, by prior appointment, please contact the Sole Selling Agents:

Carl Bradley  
 07971 875863  
[carl.bradley@sw.co.uk](mailto:carl.bradley@sw.co.uk)

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