



Sanderson
Weatherall

**FOR
SALE**

**Detached Industrial Unit
Plus Adjacent Yard**

704 sq m (7,578 sq ft)

Arctic House
Humber Street
Grimsby
DN31 3HL



Offers invited by
31 January 2025

On the instructions of the Joint Administrators



Location

The property is situated in a prominent position to the north of Thorold Street in Grimsby, approximately 1 mile north east of the town centre and in close proximity to Grimsby docks, an industrialised area predominantly occupied by businesses linked with the fishing industry.

Grimsby is located approximately 45 miles north-east of Lincoln, 33 miles south-east of Hull, 28 miles south-east of Scunthorpe and 80 miles south-east of Leeds.

Description

The property comprises a detached industrial building most recently utilised as a fish processing facility, plus an adjacent yard on a combined site of 0.12 hectares (0.30 acres).

Arctic House is of steel portal frame construction with brick and profile metal clad elevations surmounted by a pitched profile metal roof. The property benefits from a brick-built loading area incorporating an automatic roller shutter door to the rear.

Internally, the property provides a central processing area which is fitted out with food grade hygiene walls and concrete floors including drainage channels, plus three adjoining cold stores and ancillary accommodation including offices, stores and WCs. A staff canteen and some basic storage accommodation is provided at first floor level.



Accommodation

Description	Sq M	Sq Ft
Ground Floor	679.12	7,310
First Floor	24.87	268
TOTAL	703.99	7,578

Tenure

The property is held Long Leasehold under Land Registry title number HS327210. The leasehold interest consists of three separate leases which can be summarised as follows:

Lease 1

Date of lease: 1 March 1964

Term: 99 years from 1 March 1964

Lease 2

Date of lease: 18 June 1962

Term: 99 years from 1 July 1962

Lease 3

Date of lease: 1 May 1964

Term: 99 years from 1 July 1962

Full copies of the leases are available upon request. The freeholder, North East Lincolnshire Council, has confirmed that it is willing to enter into negotiations to either sell its freehold interest or re-gear the lease.

Electricity Supply

The property does not currently benefit from an independent electricity supply. We are informed that, until recently, the business took its power from a neighbouring occupier (on the opposite side of Thorold Street) based on an informal arrangement.

The purchaser will be responsible for making their own arrangements in this respect, being either the provision of a suitable arrangement with a neighbouring occupier or the installation of an independent electricity supply.

Business Rates

We understand that the property has a Rateable Value of £19,000 within the 2023 rating list, assessed as "Factory & Premises".

Energy Performance

Rating C (52). A full copy of the EPC is available upon request.

Guide Price

Offers are invited for the long leasehold interest.

VAT & Costs

VAT, if applicable, will be payable at the prevailing rate. Each party is to be responsible for their own costs.





Contact

For further information or to arrange a viewing please contact the sole agents:

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Anti-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.

Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not take or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

