



41-45 Duncombe Street, Grimsby, DN32 7SG
Asking Price £180,000

Tenure: Leasehold
EPC: To be confirmed

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This substantial commercial premises occupies a prominent position just off the well-established and popular shopping destination of Freeman Street, benefiting from excellent accessibility and a strong surrounding mix of retail and commercial occupiers.

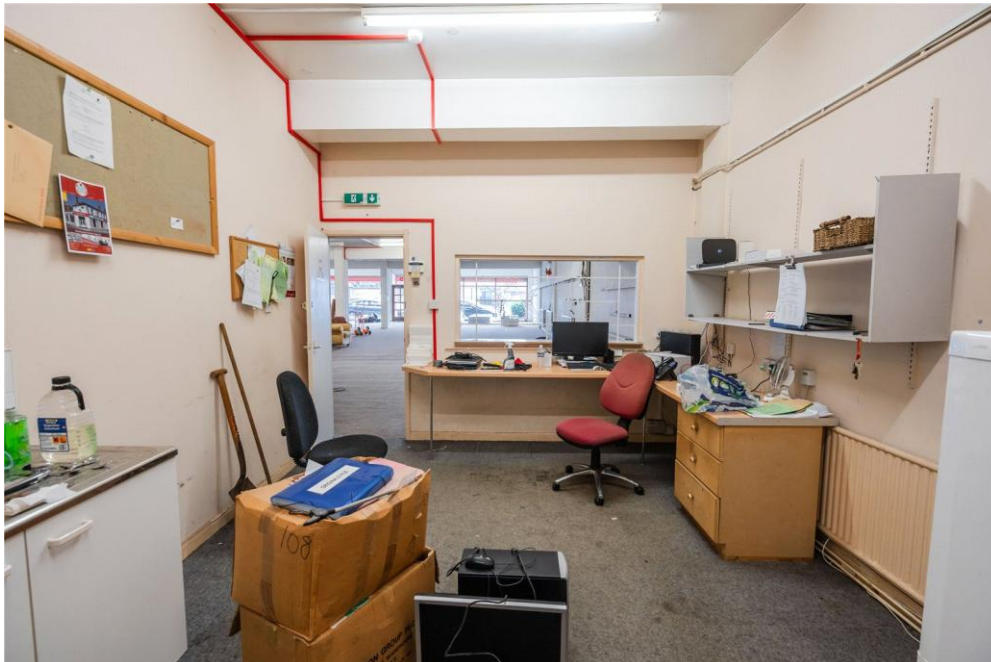
Formerly utilised as an auctioneers premises, the property provides versatile accommodation arranged over two floors, suitable for a variety of commercial uses, subject to necessary consents.

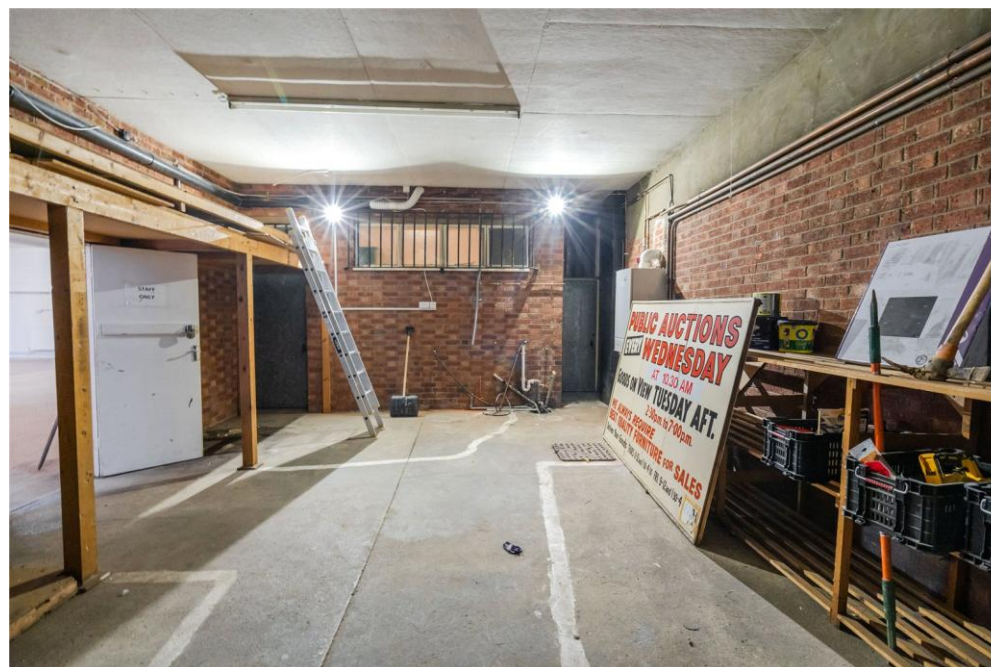
Extending to in excess of 830 sq m (8,934 sq ft), the property offers extensive open-plan accommodation together with ancillary office, storage, and welfare facilities.

The ground floor is centred around an impressive principal sales/showroom area, protected by electric roller shutters to the frontage. Additional ground floor accommodation includes office space together with separate male, female, and disabled WC facilities, fitted with grab rails. To the rear is a useful storeroom incorporating double timber loading doors, providing practical loading and servicing access.

The first floor comprises a further substantial open-plan area benefiting from aluminium-framed single-glazed windows and roof lights, creating a bright and adaptable working environment. A rear staircase provides additional access to the ground floor storeroom. Separate WC facilities are also provided at first floor level, comprising two individual WCs with wash hand basins.









Ground Floor

Sales/Show Room Area 74'4" (22.66) maximum x 48'2" (14.67) maximum Timber framed double entrance doors with timber framed single glazed frontage windows and electric roller shutters. Radiators. Aluminium framed single glazed side windows. Staircase to first floor accommodation.

Office 16'10" x 11'7" (5.13m x 3.53m) Radiator. Sink/drainage with cupboard beneath. Storage cupboard.

W.C. Facilities 11'3" (3.43) maximum x 11'9" (3.58) maximum Comprising a disabled WC with low flush WC, wash hand basin and grab rails, together with separate WC facilities. Timber framed single glazed windows.

Store 17'9" x 23'3" (5.4m x 7.09m) Incorporating double timber loading doors.

First Floor

Open Plan Accommodation 94'10" (28.91) maximum x 48' (14.64) maximum Benefiting from a range of aluminium framed single glazed windows, roof lights and radiators. Rear staircase providing access to the ground floor storeroom.

W.C. Facilities 12'11" (3.93) x 5'6" (1.67) maximum Comprising two separate WCs with wash hand basins.

Business Rates The rateable value as of 1st April 2026 is £22,750. All interested parties are advised to make their own enquiries.

Tenure For a term of 125 years from 1st August 1996. All interested parties are advised to make their own enquiries.

Broadband & Mobile Phone Coverage Please use the following link to check the mobile phone and broadband coverage for this property.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Services We have not tested or inspected any heating systems, fixtures, appliances or services, purchasers should rely on their own survey.

Property Management Are you a Landlord tired of dealing with your tenants?....Jackson, Green and Preston can provide a comprehensive management service and will be delighted to discuss your management needs. Please do not hesitate to contact our Property Management Department on Grimsby 311116 or by e-mail (rented@jacksongreenpreston.co.uk) for some informal advice. Further information is also available on our website at www.jacksongreenpreston.co.uk/info_landlords.php

Property To Sell Do you have a property to sell? For professional valuation advice, contact our Grimsby Office (01472 311120).

One of our experienced valuers will be happy to provide a free marketing appraisal of your property.

Surveys Should you decide to buy a property not available for sale through our Agency, Jackson Green and Preston offer a range of independent valuations and surveys all carried out by fully qualified Chartered Surveyors.

To discuss your survey needs, please contact our Survey Department on 01472 311120.

Sources Of Useful Information Purchasers may find the following websites useful in providing additional information in respect of the property and the immediate surrounding area.

www.environmentagency.gov.uk

www.hpa.org.uk

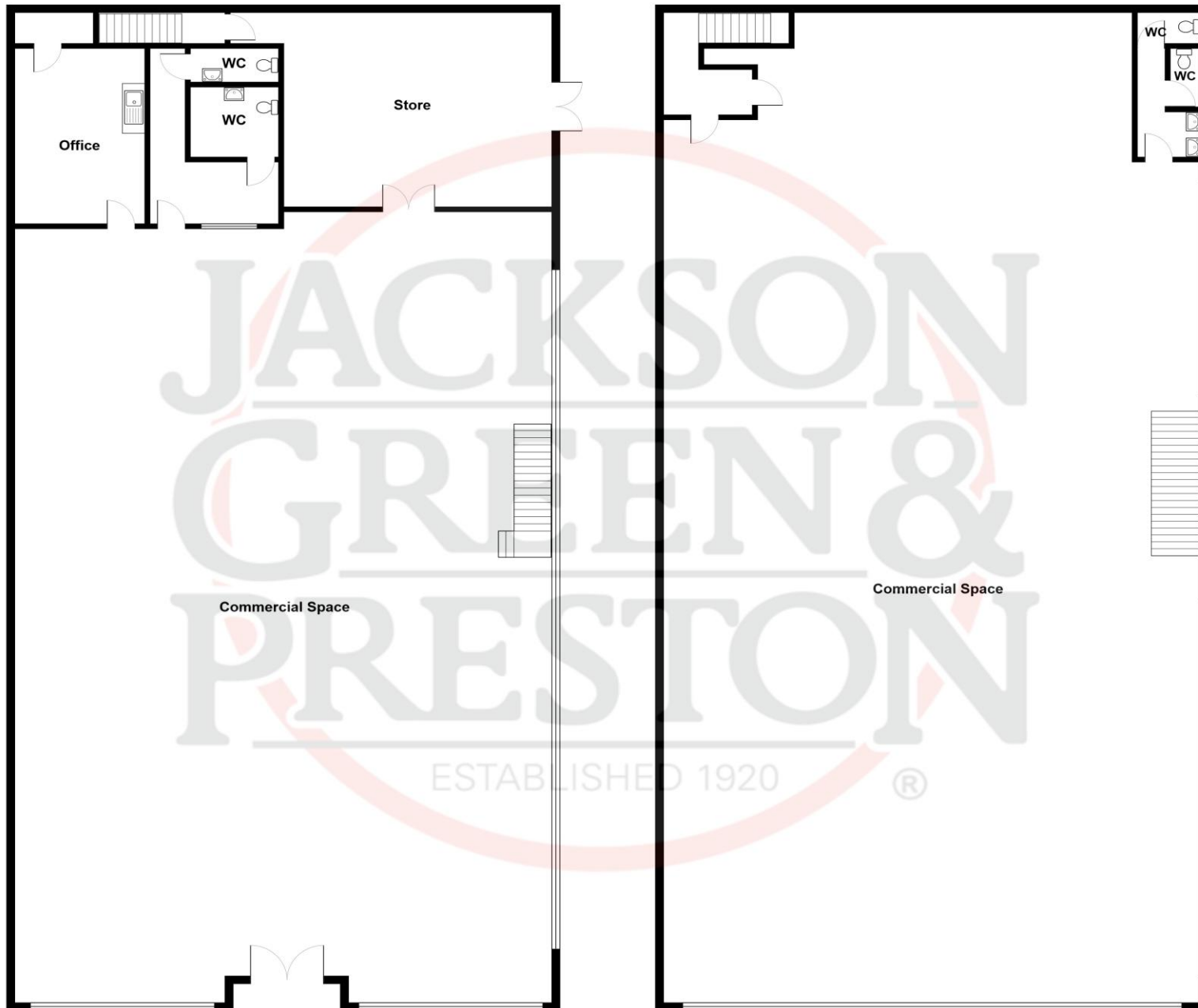
www.nelincs.gov.uk

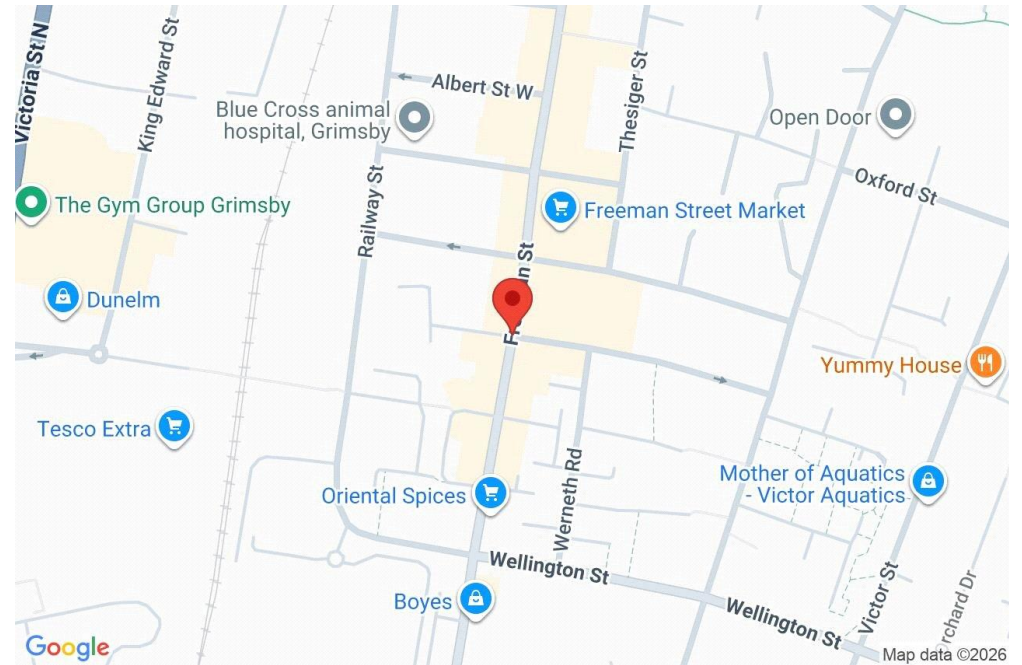
www.northlincs.gov.uk

www.e-lindsey.gov.uk

www.landregistry.gov.uk

www.gov.uk/council-tax-bands





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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.