

W.C. 2

6'8" x 3'11" (2.03m x 1.2m).

With lino flooring, hot water tank, single sink and w.c. and one single glazed frosted timber window.



Floor Plans:

Any floor plan provided is for guidance purposes only. It is not to scale and should not be taken as accurately reflecting all the property's features. Measurements are approximate and should not be relied upon.

Ground Floor:



To View:

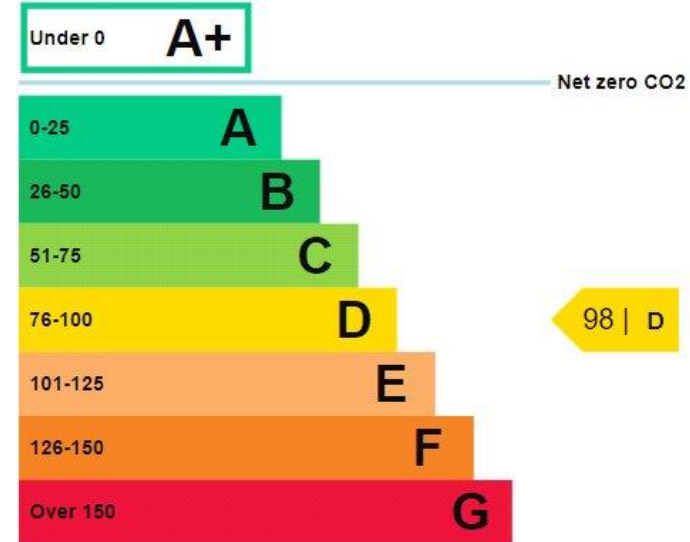
Strictly by appointment with the Agents. Telephone 01472 311113 to arrange.

Or call into one of our offices at:

19 West St. Mary's Gate,
Grimsby, DN31 1LE

48a St. Peter's Avenue,
Cleethorpes, DN35 8HP

Energy Performance Rating:



Location:



Estate Agents

Chartered Surveyors

Tel: 01472 311 113

Letting Agents

Auctioneers

www.jacksongreenpreston.co.uk

JACKSON GREEN & PRESTON

ESTABLISHED 1920

**2 ABBEY WALK
GRIMSBY
DN31 1NQ**



- VIDEO VIEWING AVAILABLE
- 2 STOREY COMMERCIAL PROPERTY
- GREAT SIZED PROPERTY MEASURING APPROXIMATELY 136.23SQM/1466.36SQFT
- 2 PARKING SPACE INCLUDED
- AMPLE GOOD SIZED ROOMS THROUGHOUT
- MULTIPLE W.C.'S

£10,000 PER ANNUM

IMPORTANT NOTICE TO BE READ IN CONJUNCTION WITH SALE PARTICULARS

We have taken care to ensure the accuracy of the information contained in these particulars, but we specifically deny liability for any mistakes or errors and strongly advise that all interested parties should satisfy themselves by inspection or otherwise, as to the accuracy of all statements made, prior to entering into any commitment to purchase. In particular, all information provided in respect of Tenure, Council Tax, Rateable Values etc. has been given in good faith, and whilst believed to be correct, may be subject to amendment.

We have not carried out any form of survey, and any reference to the condition, use or appearance of the property is made for your guidance only, and no warranties are given or implied by this information. It is not our policy to check the position with regards to any planning permission or building regulation matters. As such all interested parties are advised to make their own enquiries, in order to ensure that any necessary consents have been obtained.

Measurements provided are approximate only and any plan contained is for identification purpose only. We have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot verify that they are in working order or fit for their intended purpose.

These details do not form any part of any Contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.

2 ABBEY WALK, GRIMSBY

Jackson, Green and Preston are delighted to offer to the market this commercial premises located in the heart of Grimsby town. This property is within a short distance from Freshney Place shopping centre, Grimsby town train station and JD Weatherspoons.

The property is within close distance to the town centre and benefits from good transports links to and from surrounding areas, from Grimsby town bus station and train station.

This property includes multiple well proportioned rooms to both floors which were last used as office space. The property benefits from single glazed timber windows to the ground floor and uPVC double glazed windows to the first floor and has a security gate to the front of the property. There is also a rear courtyard and two parking spaces to the front.

Ground Floor**Room 1**

13'7" x 13'10" (4.14m x 4.22m).

Includes carpets, single glazed timber window and ample plug sockets throughout.

**Main Office**

22' x 11'1" (6.7m x 3.38m).

Includes a uPVC double glazed rear door and two windows and is carpeted and has a radiator.

**Office 2**

12'8" x 14'2" (3.86m x 4.32m).

Includes a radiator, carpeted and double glazed rear door.

**Room 2**

12'2" x 12'10" (3.7m x 3.9m).

Is carpeted and has single glazed timber window.

**Kitchen Area**

4'10" x 8'9" (1.47m x 2.67m).

With lino flooring, shelving and sink and drainer unit.

**Ground Floor W.C.**

5'2" x 4' (1.57m x 1.22m).

Includes w.c., single sink and hot water tank and one single glazed timber window.

**First Floor****Room 1**

11'1" x 14'1" (3.38m x 4.3m).

Timber double glazed windows and is carpeted throughout.

**Office 1**

13'9" x 11'9" (4.2m x 3.58m).

Includes electric radiator, single glazed timber window and carpets.

**Office 2**

18'6" x 14'4" (5.64m x 4.37m).

Has two single glazed timber windows, ample room for storage and multiple electric points.

**W.C. 1**

6'9" x 3'11" (2.06m x 1.2m).

Benefits from a hot water tank, lino flooring, w.c. and single sink and single glazed frosted timber window.

