

FOR SALE FOR SALE or TO LET

Former Warehouse, Malkiln Road, Barton on Humber,
DN18 5JT

LOCATION

Barton on Humber is a town with a population of circa 11,200 people lying on the south bank of the River Humber very close to the south tower of the Humber suspension bridge in North Lincolnshire.

The town is located some 8 miles south west of Kingston upon Hull, 22 miles north west of Grimsby and 15 miles north east of Scunthorpe.

Barton on Humber station is located very close to these sites. The station connects the town to Cleethorpes and Grimsby and there are regular bus services to Scunthorpe and Kingston upon Hull.

Humberside Airport is approximately 10 miles away.

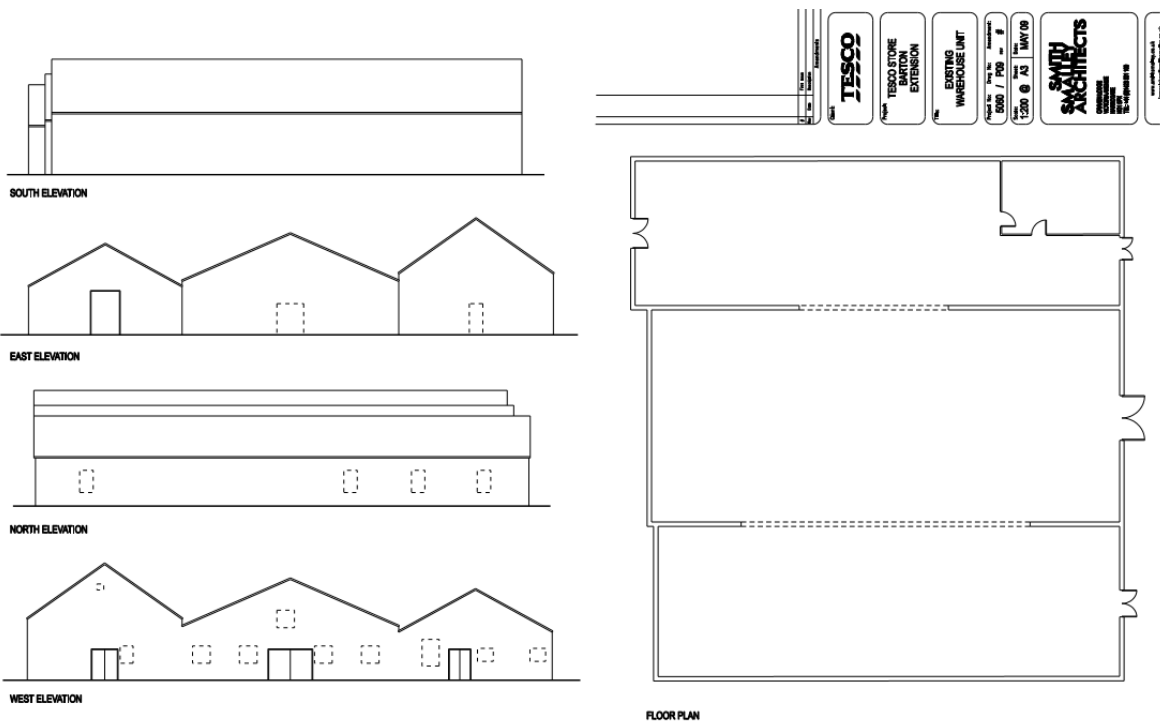


SITUATION

The vacant building is located to the north west of the existing Tesco adjacent to the store's main car park and close to the grade 2 listed Ropework premises.

ACCOMMODATION

The vacant brick building is constructed in three main bays and has a gross internal area of approximately 1,021.93 sq. m (11,000 sq. ft.).



We warrant that the drawings are to be used only for the purposes intended and that we shall not be liable for any loss or damage caused by their use for any other purpose.

NOT TO SCALE

PLANNING

The property is considered suitable for a commercial development, subject to planning. Prospective purchasers are strongly recommended to satisfy themselves on all planning matters.

The building is within the curtilage of a listed building and as such the local planning authority is likely to require development that is sympathetic to this property.

Further information regarding planning should be obtained from North Lincolnshire Council's Development Control team on 01724 297420 or 01724 297493

RATING ASSESSMENT

Interested parties should make their own enquiries with the Council's commercial rates section in relation to the payment of business rates on this property.

COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

TERMS

The property is available on a freehold or leasehold basis.

VIEWING & FURTHER INFORMATION

Please contact: Ian Blackett on 01670 828202 or e- mail ianblackett@btconnect.com

IMPORTANT NOTICE

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- 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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