



- Two inter-linked terraced properties
- Originally houses but more recently used as offices
- Large car parking area to rear
- Gross internal floor area approx 195 sqm (2098ft) over 2 levels
- Potential for existing use
- Alternative conversion back to two terraced houses
- Level position within walking distance of town centre facilities

Accommodation

Floor plans and accommodation schedules are available to view via the website. The current layout comprises office/meeting rooms together with ancillary W/C, kitchen and storage over two levels

Outside

The properties occupy a site of approximately 262 sqm with vehicular access and parking for several cars to the rear as identified on the adjoining plan.

Planning

The properties were originally built as separate dwellings and potential is offered for ongoing use as office accommodation or reverting back to the original layout. Interested parties are advised to make their own enquiries regarding possible schemes.

Rating assessment

Both properties are listed as "Offices and premises" in the April 2017 rating list with rateable values as follows-
 17 – RV £3,850
 19 – RV £4,150

Note

Prospective purchasers should note that the Conditions of Sale for this lot include a requirement that the purchaser pays North Lincolnshire Council's legal and auction costs in addition to the price bid

EPC Rating

A full copy of the EPC will be available to view via our website

VIEWING Strictly by appointment with the auctioneers 01142760151

SOLICITORS North Lincolnshire Council Civic Centre Ashby Road Scunthorpe DN16 1AB

ON INSTRUCTIONS FROM NORTH LINCOLNSHIRE COUNCIL

