

Former Willsons Printers | 65-71 Kent Street | Grimsby | DN32 7BE

Re-purposed former theatre providing a mixture of industrial, workshop and office accommodation

1,974.9m²
(21,254ft²) on 0.4 acres

- Fronting Kent/Strand Street
- Situated near to Grimsby town centre
- Dual road frontage
- Impressive eaves heights
- Interconnecting workshops at ground level
- First floor offices
- Attractive period façade

Suitable for a
variety of uses
(STP)



FOR SALE



Location



Gallery



Video



Contact

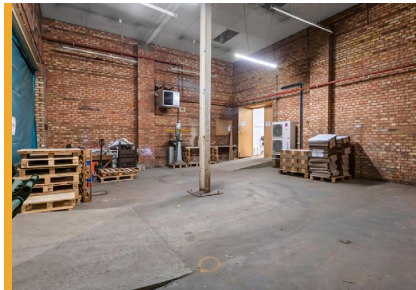


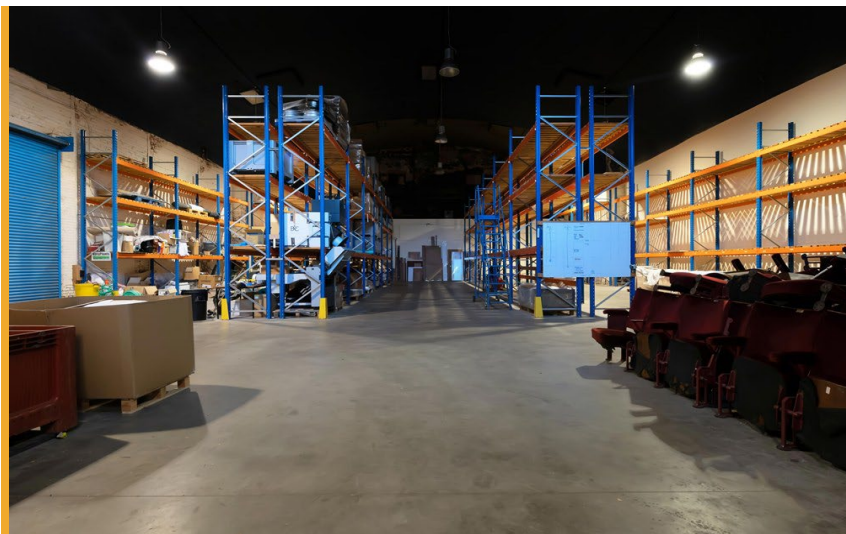
Location

The property is located in the Grimsby Docks area, just off Cleethorpes Road (A180) providing access to the wider regional road network including the A16, M180 and Humber Bridge.

Grimsby town centre is a short distance to the southwest, with the docks and ports related businesses nearby.

The surrounding area is a mix of commercial and residential, with evidence of ongoing regeneration and public sector investment including nearby healthcare, leisure and residential developments.





Description

A substantial freehold industrial property offering approximately 21,254ft² of accommodation across ground and first floor, situated on a site of approx. 0.4 acres.

The property benefits from dual frontage, yard area and vehicular access from both Kent Street and Strand Street.

The property comprises a former theatre building fronting Kent Street with ancillary, industrial, workshop and office accommodation extending through to Strand Street. The former auditorium has been re-purposed to provide large scale warehouse accommodation with an impressive internal height with the Strand Street frontage offering a series of interconnected workshop units and offices at first floor level.

The Kent Street elevation features an attractive period façade and the property as a whole has been adapted over time to provide flexible accommodations suitable for a variety of commercial uses (subject to planning).

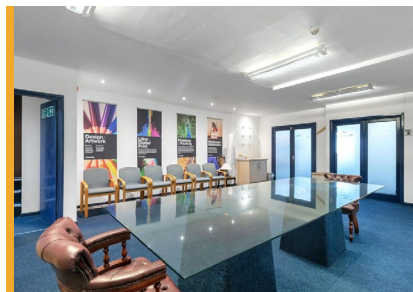
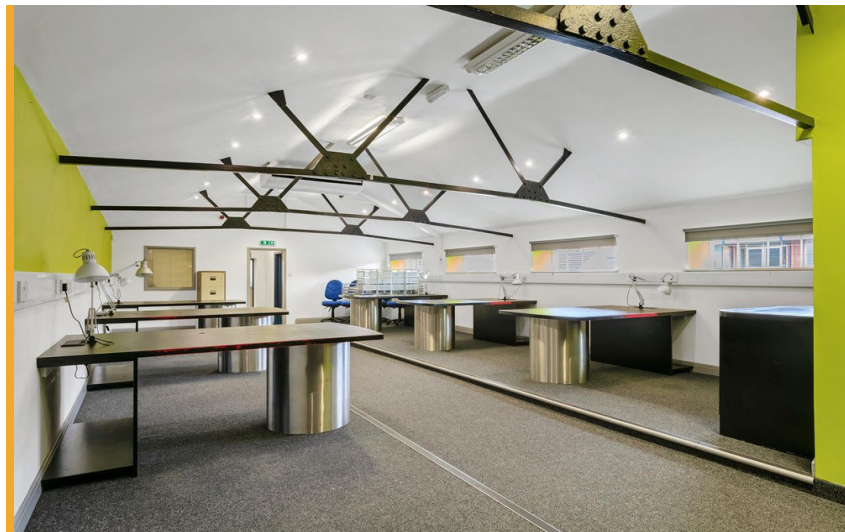
The property is offered with full vacant possession and presents an opportunity for owner occupiers, investors or redevelopment (subject to planning).

Floor Areas

From measurements taken on site we calculate the floor areas to be:

Description	M ²	Ft ²
Ground Floor		
Bay 1	142.5	1,534
Bay 2	144.7	1,557
Bay 3	146.9	1,581
Bay 4	141.6	1,524
Link	113.3	1,219
Warehouse	86.3	929
Warehouse ancillary	76.8	827
First Floor		
Bay 5	118.4	1,274
Bay 6	141	1,518
Bay 7	148	1,592
Bay 8	136.5	1,469
Rear of Bay 8	72.9	784
Total:	1,974.9	21,254

(This information is given for guidance purposes only)





Planning

The building has an established history of industrial, storage workshop and office use. It is not specifically allocated within the Local Plan, offering potential flexibility for other uses subject to obtaining the necessary consents. Interested parties are advised to make their own enquiries.

The Opportunity

The property offers substantial floor area at a highly competitive capital level, making it attractive for owner occupiers seeking affordable premises, investors looking for value add or re-letting opportunities, or developers considering refurbishment or alternative uses (subject to planning).

Price

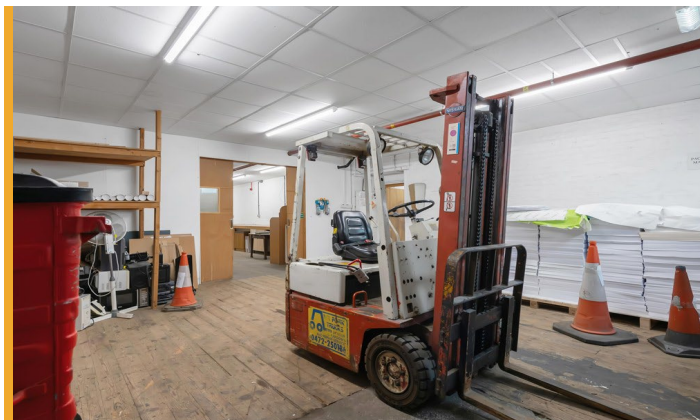
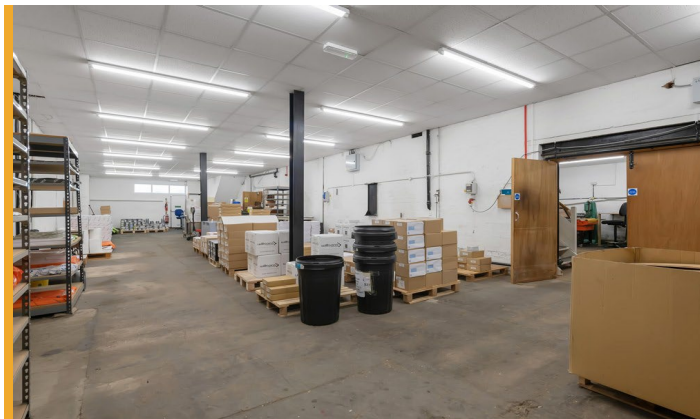
The property is available freehold and we are quoting:

£250,000
(Two hundred and fifty thousand pounds)
(£11.76 per sq ft)

VAT

VAT will be applicable to the purchase price due at the standard rate.





Ground & 1st Floor Fire Plan

KEY

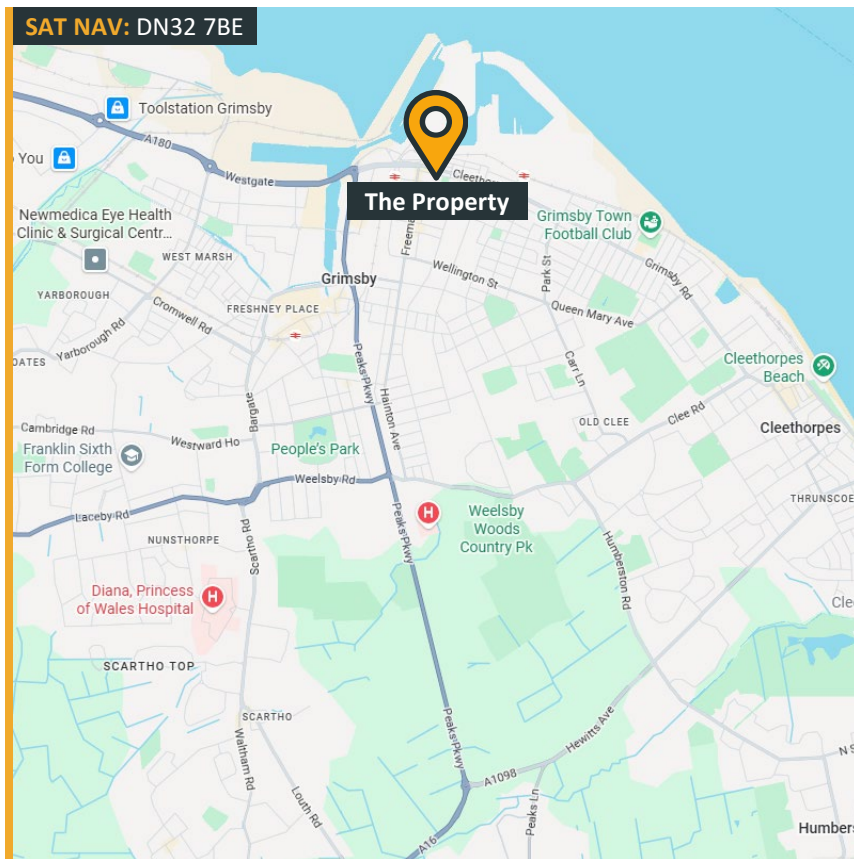
- FIRE EXTINGUISHERS (WATER)
- FIRE EXTINGUISHERS (CO2)
- FIRE EXTINGUISHERS (FOAM)
- ← NEAREST FIRE EXIT ROUTE
- 1st Aid
- BREAK GLASS
- SMOKE DETECTOR
- SOUNDER OR BELL
- × EMERGENCY LIGHTS
- ★ BREAK GLASS FOR KEY
- ★ EYE WASH STATION

* ALARM ZONES

- ZONE 1
- ZONE 2
- ZONE 3
- ZONE 4
- ZONE 5
- ZONE 6
- ZONE 7
- ZONE 8



SAT NAV: DN32 7BE



Business Rates

From enquires of the VOA we understand the following:

Rateable Value from 1 April 2026: £27,750

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own enquiries of North East Lincolnshire Council).

EPC

The EPC Rating for the property is available from the agent

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

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30/01/2025

Please [click here](#) to read our "Property Misdescriptions Act". E&OE.