



Units 1 and 2 8 Raby Street
Grimsby
DN31 3HF

Offers in the Region Of
£300,000

A rare opportunity to purchase a Freehold site with commercial buildings which were until recently used as a fish filleting/preparation yard and could easily be put back into use for those wishing to do so. The site itself offers great potential and could be put to a variety of uses based within this established commercial area of the docklands. Sold as a Freehold site and with no ties to the local authority, the site offers the opportunity for further redevelopment. The site currently comprises of two commercial buildings with cold stores and preparation areas, with one having staff kitchen and changing to the first floor and the other having storage and office space. Large yard creating ample off road and secure compound parking with the whole site being approximately 0.3 acre. Viewing is highly advised and strictly through the agent only please.



Commercial Building One

Located to the front of the site and adjoining the pathway and road.

Main Unit

30' 10" x 18' 4" (9.394m x 5.582m maximums)

The main unit offers ample space and incorporates two cold store areas, lobby and cloakroom. With electric door to the front, the unit has full light and power and is fully insulated with many improvements done over the past couple of years to keep the standards required for its previous use as a fish preparation site.

Cold Store One

6' 1" x 12' 2" (1.848m x 3.718m)

A medium sized chiller room located to the rear of the unit.

Cold Store Two

3' 5" x 5' 4" (1.048m x 1.614m)

A small chiller room access from the main room itself.

Lobby

2' 8" x 3' 3" (0.816m x 1.001m)

Small lobby area separating the cloakroom from the main preparation area.

W.C

2' 11" x 6' 10" (0.877m x 2.073m)

Fitted with a wash hand basin and w.c.

First Floor Landing

Window to the rear elevation. Doors to the cloakroom, staff room and changing room.

Staff Room

11' 9" x 6' 10" (3.571m x 2.084m)

uPVC double glazed window. Sink unit.

Changing Room

11' 9" x 7' 6" (3.577m x 2.275m) max

uPVC double glazed window. Airing cupboard.

Commercial Building Two

Store Room One

31' 0" x 37' 7" (9.46m x 11.46m)

Store Room Two (Chiller)

32' 5" x 16' 5" (9.88m x 5.01m)

Cleethorpes 01472 200666
Immingham 01469 564294
Louth 01507 601550

www.facebook.com/croftsestateagents



First Floor Landing

Landing area with two separate toilet facilities.

Office One

Windows to the front. Kitchenette area. Door to second office.

Office Two

Two windows to the front elevation. Door to a landing area and an old staircase which has been sealed leading from the ground floor.

Yard

Large gated yard providing ample storage and parking.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

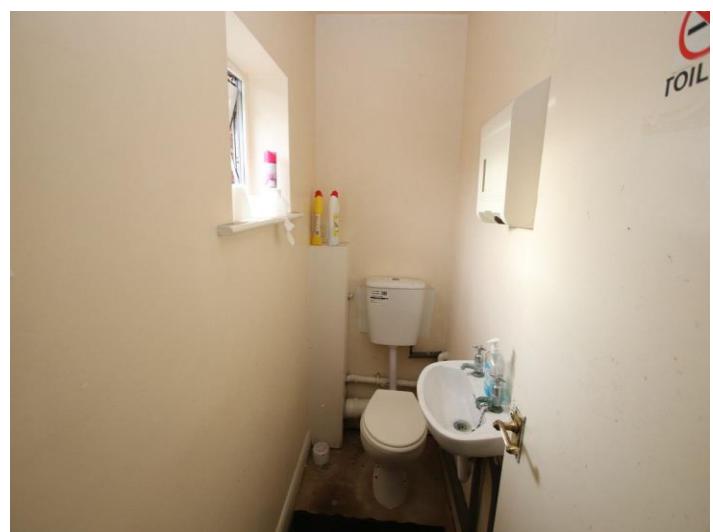
Viewings

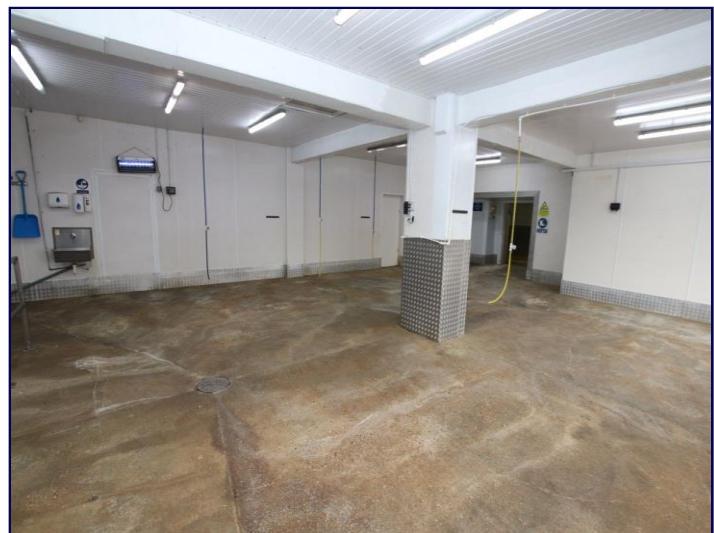
Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

Band 3: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti





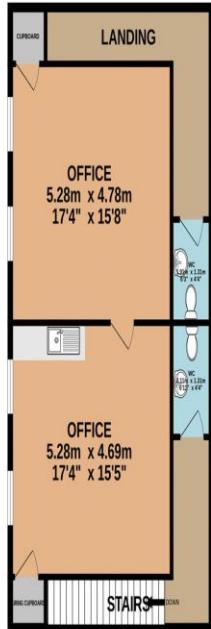
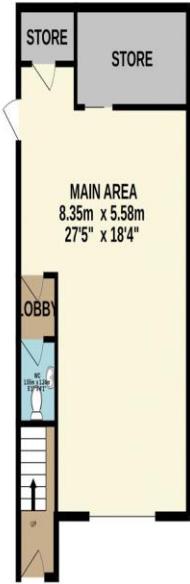


OPEN 7 DAYS A WEEK

Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
211.9 sq.m. (2281 sq.ft.) approx.

1ST FLOOR
100.3 sq.m. (1079 sq.ft.) approx.



CROFTS
ESTATE AGENTS

CLEETHORPES: 01472 200666

STORE
9.88m x 5.01m
32'5" x 16'5"

IMMINGHAM: 01469 564294

LOUTH: 01507 601550

TOTAL FLOOR AREA: 312.2 sq.m. (3360 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2025

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any 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. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore 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.