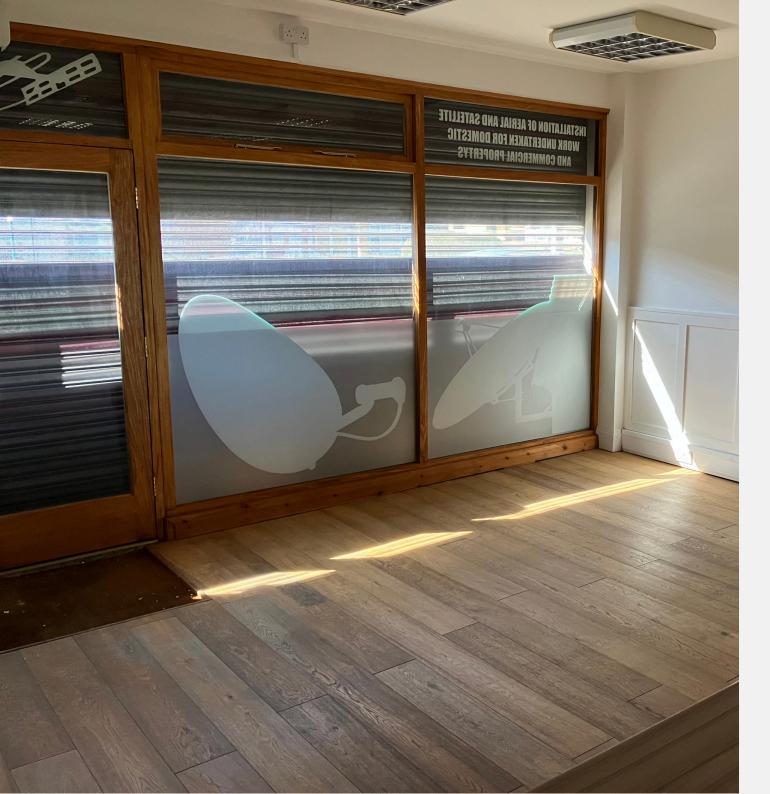




FOR SALE

187 Grimsby Road Cleethorpes DN35 7HB





Key Points

- Mixed use property
- Ideal investment opportunity
- Retail unit with two vacant flats
- Mid terraced
- Main arterial route location
- Freehold: £139,000

Location

The property is situated on the north side of Grimsby Road in Cleethorpes within a terrace of similar properties between Neville Street and Fuller Street. This is a mixed use area providing neighbourhood shopping facilities and residential. The property is close to Grimsby Town Football Club and McDonalds. On street parking is available outside the property and on the adjoining side streets. The property is on a bus route.

Grimsby Road is the main arterial road linking the adjoining towns of Grimsby and Cleethorpes and also provides direct access to the A180 motorway link road via Cleethorpe Road.

Description

The property comprises a traditional mid terraced property of brick construction under a pitched slate roof and comprise a retail unit with two self contained flats.

The retail unit benefits from hardwood framed display windows, double entrance door, electric heating, hardwood floor and surfaced mounted fluorescent lighting. There is perimeter trunking to part. There is a first floor office area to the retail space. The retail unit has it's own WC. There is rear pedestrian access to the property leading to two self contained flats, one at ground floor and the other at first floor.







Accommodation

Retail Unit

Ground Floor: 27.9 sq m (300 sq ft)

First Floor Office: 9.8 sq m (106 sq ft)

Ground Floor Flat

Comprising: Bed / Sitting room, kitchen and

bathroom.

First Floor Flat

Comprising: Ground floor entrance lobby, sitting room, bathroom, WC, Kitchen and bedroom

Terms

The freehold interest in the property is available at a guide price of £139,000. Vacant possession on completion.



Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not take or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. Sanderson Weatherall LLPRegistered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

Additional Information

Local Authority: North East Lincolnshire Council. **Local Authority Charges:** The property is shown in the Rating List as shop and premises with a rateable value of £3,550. Each flat is in Band A for Council Tax purposes.

EPC: Available to download from our website. **Services:** Mains water and drainage are connected to the property. Electricity is connected to the flats. The electricity supply to the shop has been disconnected. Prospective tenants are advised to check on the suitability of the services for their proposed use.

VAT: The price quoted is exclusive of VAT. VAT is not applicable to this transaction.

Legal Costs: Each party will be responsible for their own legal costs incurred in respect of this transaction.

Viewings & further infomation

Rob Hutchinson 07903 141594 rob.hutchinson@sw.co.uk

Carl Bradley 07971 875863 carl.bradley@sw.co.uk

01482 645 522



