



Sanderson  
Weatherall

# 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.

