



FOR SALE (MAY LET)

REFURBISHMENT OPPORTUNITY

18 Market Street, Cleethorpes, DN35 8LY



Sanderson
Weatherall





Key Points

- Former betting office and premises
- Ground floor retail of 70.81 sq m (777 sq ft)
- Three bed flat to upper floors
- Requiring full refurbishment
- Suitable for a variety of uses (STP)
- Excellent location in the heart of Cleethorpes
- Offer invited over £100,000 (May Let)

Location

The property is situated on Market Street in Cleethorpes in a prominent location close to a variety of public houses, restaurants and fast food takeaways. Market Street and the surrounding Market Place are synonymous with the Cleethorpes leisure and night time economy and provide a link between the main shopping street of St Peters Avenue and Alexandra Road and the sea front area. The property is well connected to public transport links and is within an area of proposed regeneration.

Description

The property provides an imposing three storey property of traditional three storey brick construction under a pitched slate roof. There is a former betting office at ground floor with ancillary staff room and toilet facilities. There is external access to the upper floors which provides a large three bedroom flat with sitting room, kitchen and bathroom.

The property is suitable for a variety of uses, subject to any necessary planning permissions being obtained. It has previously had planning permission for a nail bar and / or retail use, which was not implemented.

The property is in need of full refurbishment.



Accommodation

The ground floor retail space extends to approx:

70.81 sq m

777 sq ft

To the first and second floors there is a three bedroom self contained flat.

Guide Price

Offers are invited over £100,000 for the freehold interest. Our clients may give consideration to leasing the property subject to suitable terms being agreed. Further details on request.

Local Authority: North East Lincolnshire Council

Local Authority Charges

The ground floor is shown in the Rating List as betting shop and premises with a Rateable Value of £8,900. The flat is in Band A for Council Tax purposes.

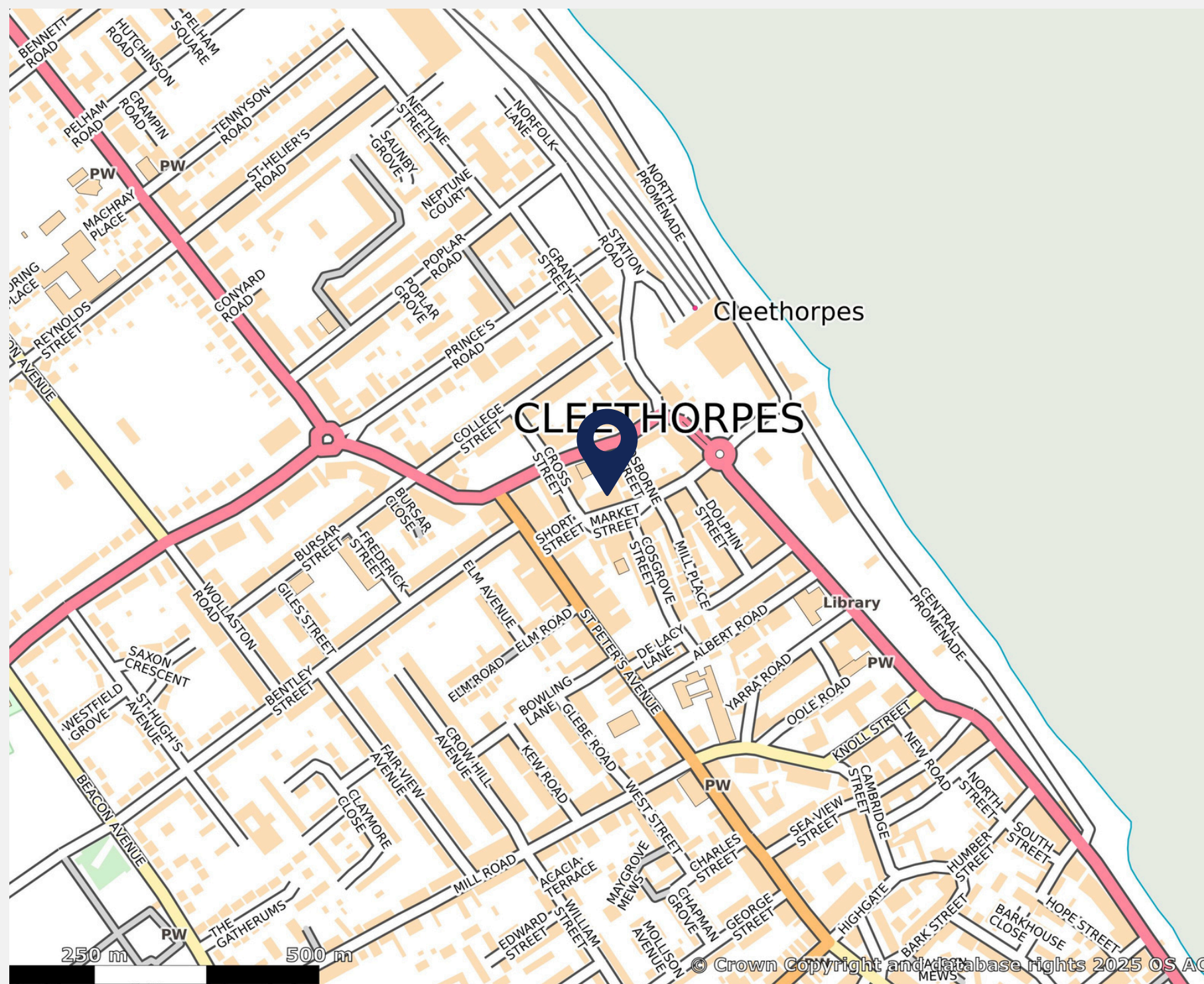
EPC: The shop has an EPC rating C. The flat needs reassessing for EPC purposes.

Services

All mains services are connected to the property. Prospective purchasers are advised to check on the suitability of the services for their proposed use.

VAT

The price quoted is exclusive of VAT. We understand that 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.

Money Laundering

In accordance with Anti-Money Laundering Regulations two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Viewings and Further Information:

Viewings are strictly on an accompanied basis, by prior appointment, please contact the Sole Selling Agents:

Carl Bradley
07971 875863
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