



FOR SALE

MIXED USE RETAIL / RESIDENTIAL INVESTMENT

39 Sea View Street, Cleethorpes, DN35 8EU



Sanderson
Weatherall





Key Points

- Mixed use retail / residential investment
- Within the popular “Sea View Quarter”
- Ground floor shop let to Skinny Wrists Limited
- Upper floors apartment let on ASHT
- Recently refurbished
- Great opportunity for a private buyer
- Sought after location
- Current income £16,000pa
- Guide Price £190,000

Location

The property is situated on the south side of Sea View Street forming part of the popular Sea View Quarter close to Cleethorpes sea front. This is a mixed use area with a variety of independent niche retail businesses, food and beverage outlets and residential properties. The area is well served by public transport and car parks.

This is a much sought after location with low voids.

Description

The property comprises a mid terraced property providing a retail unit at ground floor with a self contained apartment to the upper floors. The property is of traditional construction and the front elevation has been whitewashed. Recently refurbished the ground floor retail premises benefit from an electrically operated security shutter, tiled floor and spot lighting. There is a staff WC to the rear which is large enough to provide some storage space. The apartment is accessed via a side gateway from Sea View Street and provides entrance lobby and staircase leading to first floor living room with galley kitchen and bathroom. The bedroom is located within the attic space.



Accommodation

The shop has been measured on a net internal basis and extends to approx. 30.4 sq m (327 sq ft).

The gross floor area of the flat is approx. 68 sq m (732 sq ft).

Lease Terms and Price

The shop is let to Skinny Wrists Limited, guaranteed by Jemma Woods (Blakey). The tenant is holding over on the terms of an original 5 year lease. The lease is effectively on FR&I terms. The rent passing is £9,400pa

The apartment is let by way of an Assured Shorthold Tenancy Agreement. The rent is £550pcm (£6,600pa).

The guide price is £190,000

Local Authority

North East Lincolnshire Council

Local Authority Charges

The shop has a Rateable Value of £8,900. The apartment is in Band A for Council Tax purposes.

EPC: Shop B (45). Flat E (42)

Services

All electricity, water and drainage are connected to the property.

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.

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:

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