



The Smokers Arms, Albion Street, Grimsby, DN32 7DX
Asking Price £120,000

Tenure: Leasehold
EPC: C Council Tax

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This unique and versatile property, formerly a licensed public house, offers an exciting opportunity for a wide range of uses, subject to the necessary consents. Positioned with excellent access to major transport routes and benefiting from generous on-site parking, the property is ideally suited for those seeking a well-connected and accessible location.

The ground floor, which previously operated as a licensed pub, provides a spacious and adaptable open-plan environment. This area lends itself to a variety of alternative uses such as a café, restaurant, community venue, function space, or other hospitality or leisure concepts. While the premises

The layout flows well, allowing for both customer-facing space and potential service areas, making it ideal for those looking to create a welcoming and sociable setting. The property retains a characterful feel, with scope for further enhancement or reconfiguration depending on individual requirements.

Upstairs, the accommodation continues with well-proportioned living spaces, including a comfortable lounge, a practical and well-equipped kitchen, and multiple rooms that can be utilised as bedrooms, office space, or additional living areas. A bathroom serves the upper floor, and the overall layout offers flexibility for either private residential use or live/work arrangements.

Externally, the property benefits from substantial parking provision, a significant advantage for both residential and potential commercial use. Its location ensures convenient connectivity, making it easily accessible for visitors, customers, or commuters alike.

Overall, this is a rare opportunity to acquire a property with both residential comfort and commercial potential, set within a highly accessible location. Its former use as a public house provides a strong foundation for a variety of future possibilities.



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Ground Floor

Function Room 1 31'8" x 25'5" (9.65m x 7.75m) With uPVC windows and carpet.

Function Room 2 27'5" x 27'11" (8.36m x 8.5m) With uPVC window, partially carpeted room with wooden dance floor.

Function Room 3 25'9" x 25'5" (7.85m x 7.75m) With uPVC window and carpet.

Cold Store Cellar 33'5" x 22'4" (10.19m x 6.8m) With brick walls and concrete floor.

Office 20'3" x 13'11" (6.17m x 4.24m) Small office area.

Mens Toilets 10'2" x 7'6" (3.1m x 2.29m) Tiled walls and tiled floor urinals area.

Ladies Toilets 11'3" x 7'6" (3.43m x 2.29m) With three tiled walls and floor, three cubical toilets and wash basin facility.

First Floor

Room 1 27' x 18'1" (8.23m x 5.5m) With uPVC window and wooden flooring.

Room 2 16'8" x 16'3" (5.08m x 4.95m) With uPVC double aspect window and wooden floor.

Kitchen 10'5" x 11'8" (3.18m x 3.56m) With a range of wall and base units with sink and drainer. Tiled walls and tiled flooring.

Room 3 9'9" x 11'8" (2.97m x 3.56m) Carpeted flooring and uPVC window.

Room 4 9'1" x 11'8" (2.77m x 3.56m) With uPVC window and carpeted floor.

Bathroom 8' x 9' (2.44m x 2.74m) With bath with electric shower over, low rise toilet and pedestal basin. uPVC window.

Toilet Single toilet and uPVC window.

Room 5 8' x 11'3" (2.44m x 3.43m) Small carpeted room.

Room 6 11'4" x 11'3" (3.45m x 3.43m) With uPVC window and carpet.

Business Rates The rateable value as of 1st April 2026 is £10,000. All interested parties are advised to make their own enquiries.

Tenure Leasehold - Form and including 1st August 2013 to and including 31st July 2128. All interested parties are advised to make their own enquiries.

Broadband & Mobile Phone Coverage Please use the following link to check the mobile phone and broadband coverage for this property.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Services We have not tested or inspected any heating systems, fixtures, appliances or services, purchasers should rely on their own survey.

Property Management Are you a Landlord tired of dealing with your tenants?....Jackson, Green and Preston can provide a comprehensive management service and will be delighted to discuss your management needs. Please do not hesitate to contact our Property Management Department on Grimsby 311116 or by e-mail (rented@jacksongreenpreston.co.uk) for some informal advice. Further information is also available on our website at www.jacksongreenpreston.co.uk/info_landlords.php

Property To Sell Do you have a property to sell? For professional valuation advice, contact our Grimsby Office (01472 311120).

One of our experienced valuers will be happy to provide a free marketing appraisal of your property.

Surveys Should you decide to buy a property not available for sale through our Agency, Jackson Green and Preston offer a range of independent valuations and surveys all carried out by fully qualified Chartered Surveyors.

To discuss your survey needs, please contact our Survey Department on 01472 311120.

Sources Of Useful Information Purchasers may find the following websites useful in providing additional information in respect of the property and the immediate surrounding area.

www.environmentagency.gov.uk

www.hpa.org.uk

www.nelincs.gov.uk

www.northlincs.gov.uk

www.e-lindsey.gov.uk

www.landregistry.gov.uk

www.gov.uk/council-tax-bands

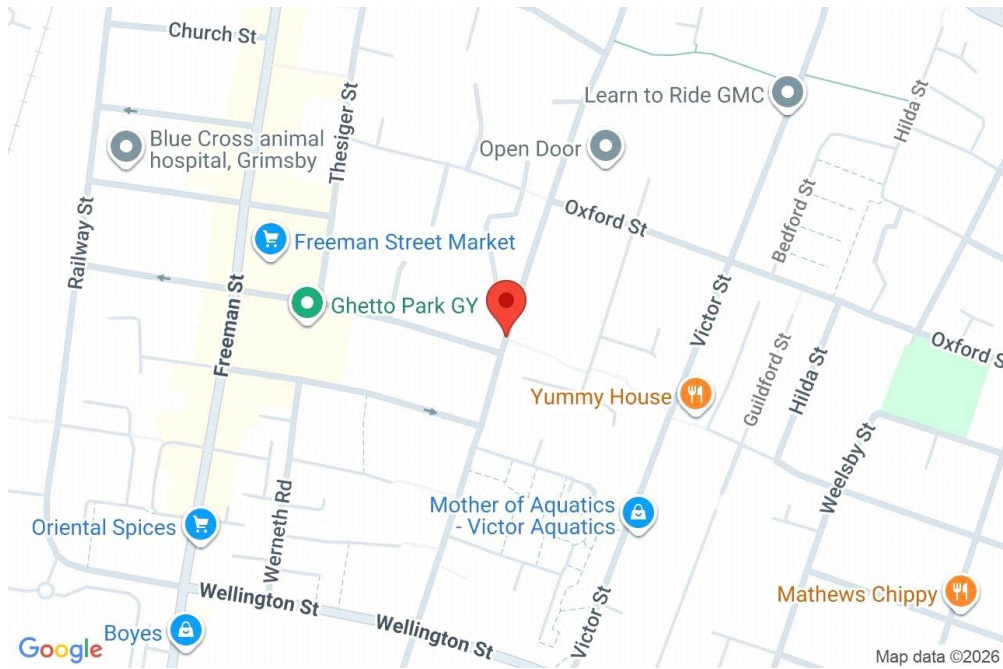
Mortgage Advice Mortgage Advice Bureau works with Jackson, Green & Preston Estate Agents to provide their clients with expert mortgage and protection advice. We have access to over 12,000 mortgages from 90+ lenders so we can find the right mortgage to suit your individual needs. The expert advice we offer, combined with the volume of mortgages that we arrange, places us in a very strong position to ensure that our customers have access to the latest deals available and receive a first-class service. We will take care of everything from explaining all of your options and helping you select the right mortgage, to choosing the most suitable protection for you and your family and handling the whole application process.

Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

Mortgage Advice Bureau is a trading name of Brook Financial Services Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority.

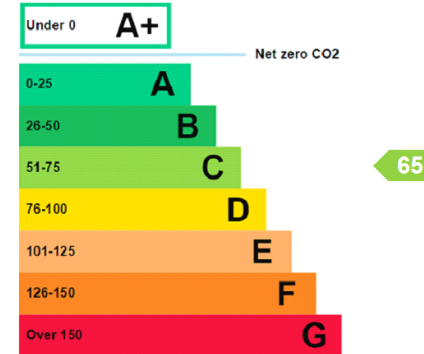


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Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.