



FOR SALE

MAY LET

32A Cambridge Street, Cleethorpes, DN35 8HD



Sanderson
Weatherall





Key Points

- Useful warehouse premises
- Small office
- Additional first floor storage
- GIA 200.56 sq m (2,158 sq ft)
- Gated parking area / yard
- Central Cleethorpes location
- Redevelopment / alternative use potential (stp)

Location

The property is located on the east side of Cambridge Street close to it's junction with Sea View Street and equidistant from St Peters Avenue and the sea-front. This is a mixed use area providing a mixture of residential, retail and food / beverage outlets alongside the North East Lincolnshire Council Civic offices. Street parking is available outside the property and there are a number of pay and display car parks nearby. The property is accessible to public transport.

Description

A mid terraced property comprising warehouse and offices. The warehouse building is set back from the road behind a gated entrance. The warehouse is of two storey brick construction under a pitched profile metal clad roof that incorporates a number of translucent panels. Access to the workshop is via uPVC double doors at the front. There is an additional lean to office building of brick construction under an asbestos cement clad roof. There is a separate WC.

Externally there is a small parking area / yard.

The property offers refurbishment / redevelopment potential (stp).



Approx. Floor Area (GIA)

Ground floor workshop - 88.92 sq m (957 sq ft)

Office and WC - 11.25 sq m (121 sq ft)

First floor stores - 100.39 sq m (1,080 sq ft)

Price

The property is being sold freehold and with vacant possession at a guide price of £125,000. Our clients may give consideration to renting out the building, rent and lease terms by negotiation.

Local Authority

North East Lincolnshire Council.

Business Rates

The Rateable Value with effect from 1 April 2026 is £3,700. Small business rate relief may be applicable.

Energy Performance Certificates

The EPC Rating is C (60)

Services

Mains water, electricity and drainage are connected to the property. Prospective purchasers are advised to check on the suitability of those supplies for their proposed use.

VAT

The price quoted is exclusive of VAT. As far as we are aware VAT is not applicable to this transaction.



Additional Photographs

Additional photographs can be viewed on our website.
www.sw.co.uk

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.

Viewing and Further Information:

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