

Tenure:

To be advised - All interested parties are advised to make their own enquiries.

Floor Plans:

Any floor plan provided is for guidance purposes only. It is not to scale and should not be taken as accurately reflecting all the property's features. Measurements are approximate and should not be relied upon.

To View:

Strictly by appointment with the Agents. Telephone 01472 311113 to arrange.

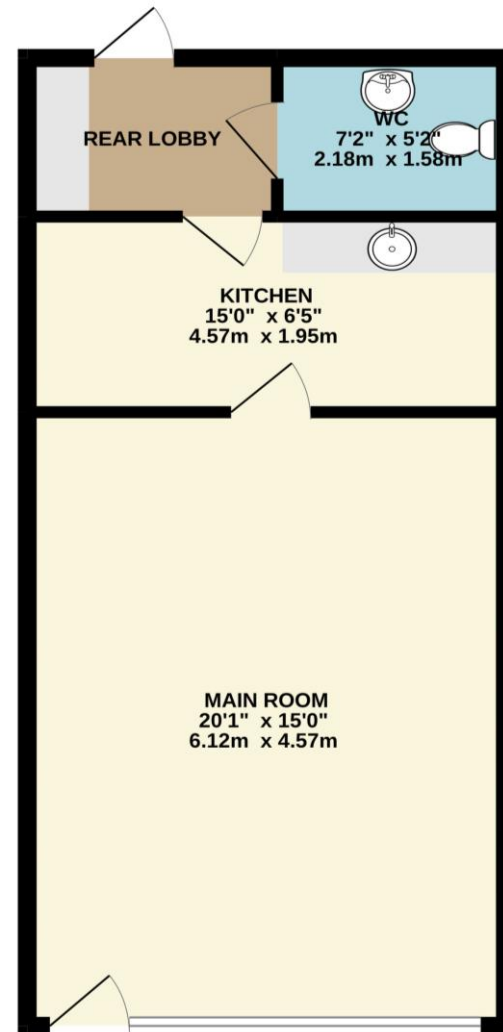
Or call into one of our offices at:

19 West St. Mary's Gate,
Grimsby, DN31 1LE

48a St. Peter's Avenue,
Cleethorpes, DN35 8HP

Energy Performance Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Location



Estate Agents

Chartered Surveyors

Tel: 01472 311 113

Letting Agents

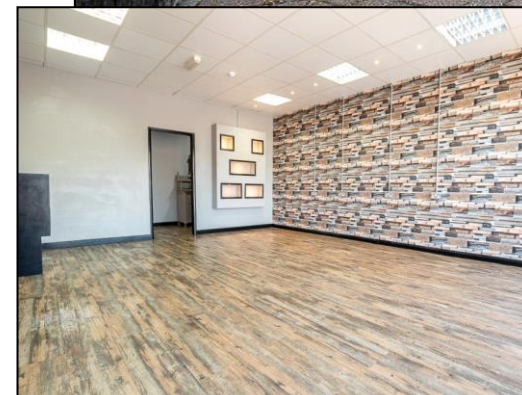
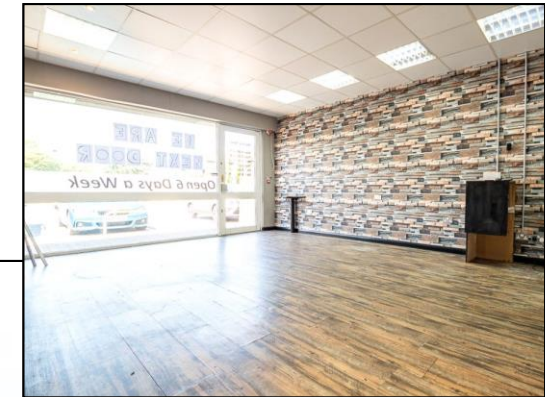
Auctioneers

www.jacksongreenpreston.co.uk

JACKSON GREEN & PRESTON

ESTABLISHED 1920

**UNIT 1
95-103 CONVAMORE ROAD
GRIMSBY
DN32 9ED**



- ELECTRIC SHUTTERS TO FRONT OF PROPERTY
- UPVC DOUBLE GLAZED WINDOWS AND DOORS
- LAMINATE FLOORING
- STORAGE AREA
- KITCHEN WITH WALL AND BASE UNITS

IMPORTANT NOTICE TO BE READ IN CONJUNCTION WITH SALE PARTICULARS

We have taken care to ensure the accuracy of the information contained in these particulars, but we specifically deny liability for any mistakes or errors and strongly advise that all interested parties should satisfy themselves by inspection or otherwise, as to the accuracy of all statements made, prior to entering into any commitment to purchase. In particular, all information provided in respect of Tenure, Council Tax, Rateable Values etc. has been given in good faith, and whilst believed to be correct, may be subject to amendment.

We have not carried out any form of survey, and any reference to the condition, use or appearance of the property is made for your guidance only, and no warranties are given or implied by this information. It is not our policy to check the position with regards to any planning permission or building regulation matters. As such all interested parties are advised to make their own enquiries, in order to ensure that any necessary consents have been obtained.

Measurements provided are approximate only and any plan contained is for identification purpose only. We have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot verify that they are in working order or fit for their intended purpose.

These details do not form any part of any Contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.

£7,000 per annum

UNIT 1, 95-103 CONVAMORE ROAD, GRIMSBY

A great opportunity to let this retail premises, located in Grimsby on Convamore Road. Nearby vendors include Spar and DC's Barbers.

The property is a short distance to Freeman Street and Freshney Place and benefits from good transport links to and from Cleethorpes.

The property includes a well-proportioned ground floor retail area that is approximately ..., storage area, kitchen and W.C. Benefitting from electric shutters to the front of the property as well as a car park.

The property would benefit from a number of different uses subject to the landlord's approval and planning.

A fantastic opportunity that will not stay on the market for long. Lease terms may be negotiable.

Retail Area

15'5" x 20'3" (4.7m x 6.17m).



Storage Room

15'5" x 6'7" (4.7m x 2m).



Retail Area (2)



Kitchen

8'5" x 4'9" (2.57m x 1.45m).



W.C.

7'3" x 4'10" (2.2m x 1.47m).



External (2)



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.

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

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.

Mortgage Advice

We are pleased to be able to introduce all of our clients to the UK's largest FEE FREE broker. In addition to being able to access hundreds of mortgages from over 80 lenders, any customer referred through our Agency also has the added benefit of FREE BUYERS INSURANCE for their onward purchase. For more details, please contact our office on 01472 311 113
<https://www.landc.co.uk/online/mortgage-finder?icid=2123>

Business Rates

This unit has not been rated separately and all interested parties will need to make own enquiries to the council.