



215 Grimsby Road, Cleethorpes, DN35 7HB
£500 per month

Tenure: Freehold
EPC: C

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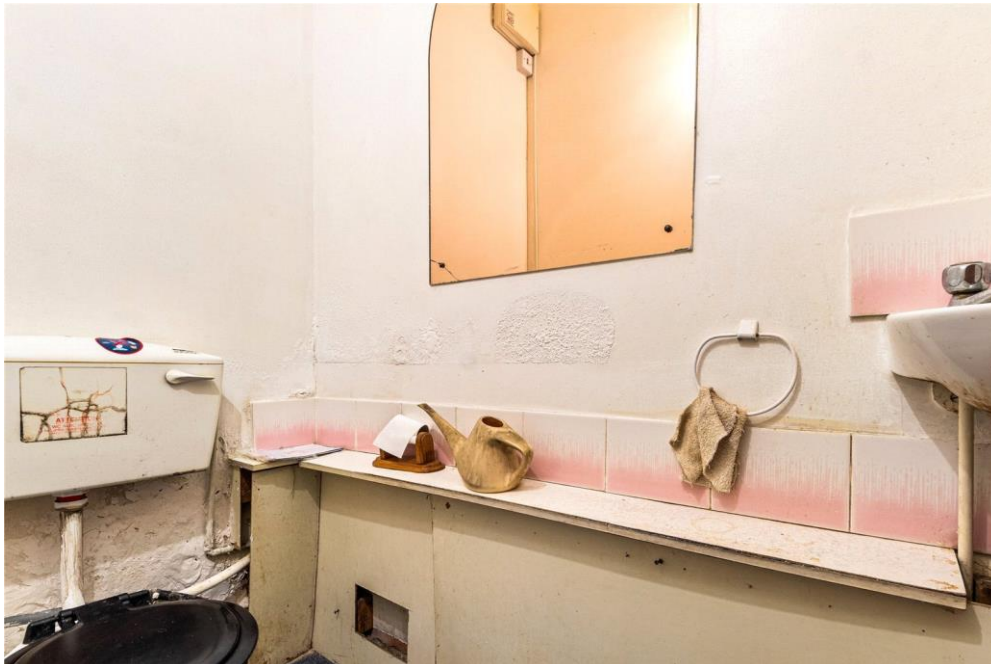
INCENTIVES AVAILABLE - Jackson, Green and Preston are delighted to offer to the market this Commercial unit, located in the heart of Cleethorpes. The property is within short distance to Cleethorpes seafront and town centre and is situated on the well-established Grimsby Road, which is a main arterial road linking Grimsby and Cleethorpes and the A180/M180. As such, the property enjoys a high degree of passing traffic.

The premises briefly comprises a main retail/ office area approximately 25 sqm/ 269 sqft, a storage room, kitchenette and w.c. The commercial element would be suitable for a number of different uses and was last use as office space.

Lease terms may be negotiable.

A fantastic opportunity that will not stay on the market for long.





Commercial

Main Retail Area 17'3" x 15'1" (5.26m x 4.6m) Benefitting from a timber double glazed window and door, radiator and fireplace.

Office 15'3" x 10'6" (4.65m x 3.2m) Radiator.

Storage Room 14'11" x 6'2" (4.55m x 1.88m) Including radiator and ideal as a potential office or storage.

Kitchenette 4'6" x 4' (1.37m x 1.22m) With a uPVC double glazed door and shelving.

W.C. 10'8" x 6'1" (3.25m x 1.85m) Including a w.c. and separate sink basin.

Business Rates The rateable value as of 1st April 2023 is £1,450. This an online enquiry and 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>

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

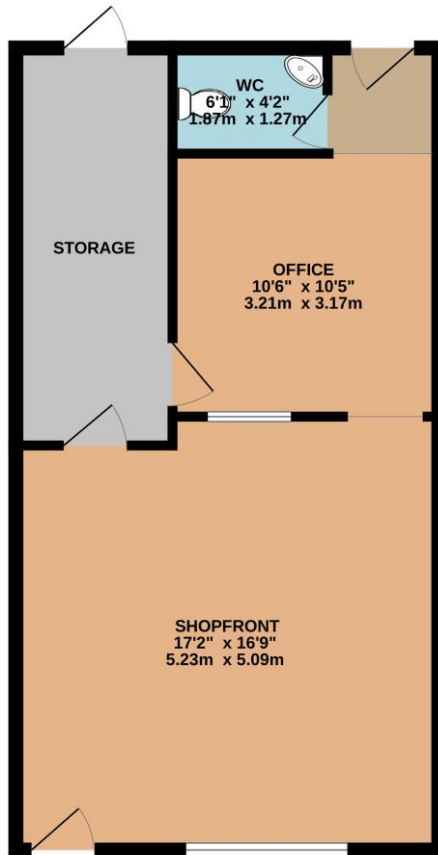
Mortgage Advice We are pleased to be able to introduce Toni Cressey Mortgage Advisers who we recommend for Independent Mortgage Advice for any of our clients looking to purchase their first home, new home or investment property.

They have a team of advisers that are able to help and advise you on the most suitable mortgages available for you taking into account your own particular needs and circumstances. They will help and guide you through the whole mortgage and home buying process, ensuring best advice is given at all times. Buying a new home is one of the most important financial decisions you will make so it is vital that you get the help and advice you need at the earliest opportunity.

No fee is charged for this independent mortgage advice, which is provided under no obligation. There may however be a fee payable should you proceed with a mortgage application. The actual amount you pay will depend upon your own circumstances and requirements and typically our application fee will be £100 upto a maximum of £250 for a residential mortgage. Any fee will be confirmed in writing prior to your proceeding with a mortgage application.

Your home may be repossessed if you do not keep up repayments on your mortgage.

GROUND FLOOR
531 sq.ft. (49.3 sq.m.) approx.

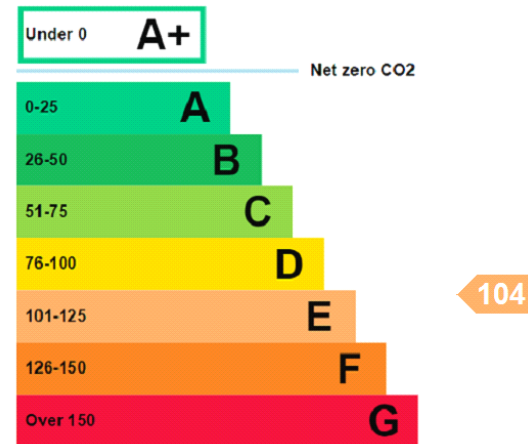


TOTAL FLOOR AREA : 531 sq.ft. (49.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy efficiency rating for this property

This property's current energy rating is E.



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.

