

Tenure:

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

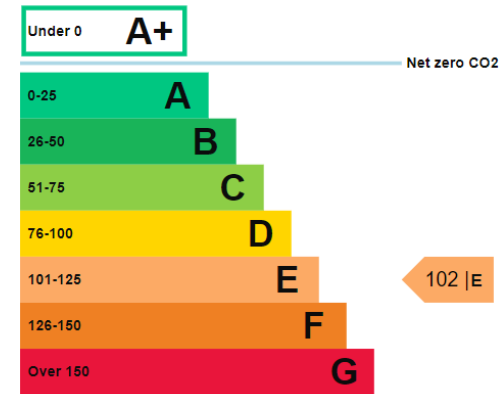
Council Tax Band A:

This information was obtained on the 12th January 2023 and is for guidance purposes only. Purchasers should be aware that the banding of the property could change if information is brought to light that makes it clear to the Valuation Office Agency that an error was made with the original allocation. Additionally, there may be circumstances when the Council Tax can be altered on change of ownership. All interested parties are advised to make their own enquiries. See www.gov.uk/council-tax-bands

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, 48a St. Peter's Avenue,
Grimsby, DN31 1LE Cleethorpes, DN35 8HP

Energy Performance Rating (Commercial):



Energy Performance Rating (Flat):

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

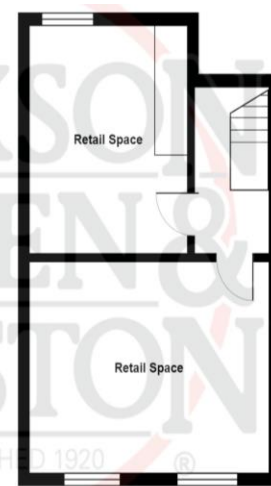
Floor Plans:

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.

Ground Floor:



First Floor:



Ground Floor:



First Floor:



Location:



Estate Agents

Chartered Surveyors

Tel: 01472 311 113

Letting Agents

Auctioneers

www.jacksongreenpreston.co.uk



**425 GRIMSBY ROAD
CLEETHORPES
DN35 7LB**



- VIDEO VIEWING AVAILABLE
- GREAT ADDITION TO AN INVESTMENT PORTFOLIO
- COMMERCIAL 2 STOREY RETAIL UNIT
- INCLUDES A 2 BEDROOMED FLAT TO REAR OF PROPERTY
- FULLY TENANTED, GENERATING AN IMMEDIATE INCOME OF £9,540
- GOOD TRANSPORT LINKS TO AND FROM GRIMSBY TOWN

£115,000

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.

425 GRIMSBY ROAD, CLEETHORPES

A fantastic opportunity to purchase this fully let property, ready to go and perfect to add to any investment portfolio.

The property consists of a two-storey commercial retail unit which is approximately 64sqm/681sqft and an individual flat to the rear of the property which in total generates an income of £9,540 per annum.

The commercial unit benefits from single glazed windows and electric shutter to the frontage (we understand that these were installed by the tenant and will not be included in the sale of the property) and ample space throughout. The first floor of the commercial unit consists of uPVC double glazed windows and two rooms that are currently being used as retail space.

A FANTASTIC OPPORTUNITY THAT WILL NOT STAY ON THE MARKET FOR LONG.

Commercial

Generating an income of £380 per calendar month.

Ground Floor**Retail Space**

16'2" x 14'7" (4.93m x 4.45m).

It benefits from single glazed frontage, lino flooring and two radiators.

**Kitchen**

7'3" x 6' (2.2m x 1.83m).

Including wall and base units, radiator and sink and drainer.

**First Floor****Room 1**

Currently being used as a massage room benefiting from a uPVC double glazed bay window, radiator and lino flooring.

**Room 2**

Including wall and base units, sink, basin, uPVC frosted double glazed window and lino flooring.

**Business Rates**

£4,450 per annum. All interested parties are advised to make their own enquiries.

Flat - Rear of 425 Grimsby Road

Generating an income of £415 per calendar month.

Ground Floor**Living Room**

11' x 14'9" (3.35m x 4.5m).

Benefitting from carpeted flooring, uPVC double glazed window and radiator.

**Kitchen**

11'1" x 10'11" (3.38m x 3.33m).

Including wall and base units, radiator, sink and drainer and two uPVC double glazed windows.

**First Floor****Bedroom 1**

10'6" x 7'9" (3.2m x 2.36m).

Including uPVC double glazed window, radiator and is carpeted.

**Bedroom 2**

11'1" x 10'8" (3.38m x 3.25m).

Benefitting from uPVC double glazed window, radiator and is carpeted.

**Bathroom**

7'10" x 5'11" (2.4m x 1.8m).

Including frosted uPVC double glazed window, radiator and bath with shower and sink basin.

**Garden**

Both properties benefit from a rear garden with shared access.

