

**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

**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

**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:**

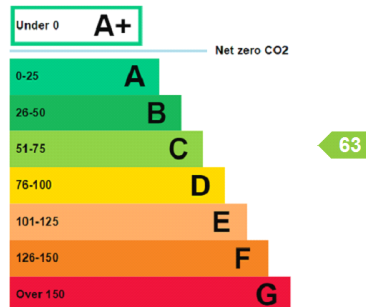
Purchasers may find the following websites useful in providing additional information in respect of the property and the immediate surrounding area.

- 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

**Energy Performance Rating:**

**Energy efficiency rating for this property**

This property's current energy rating is C.



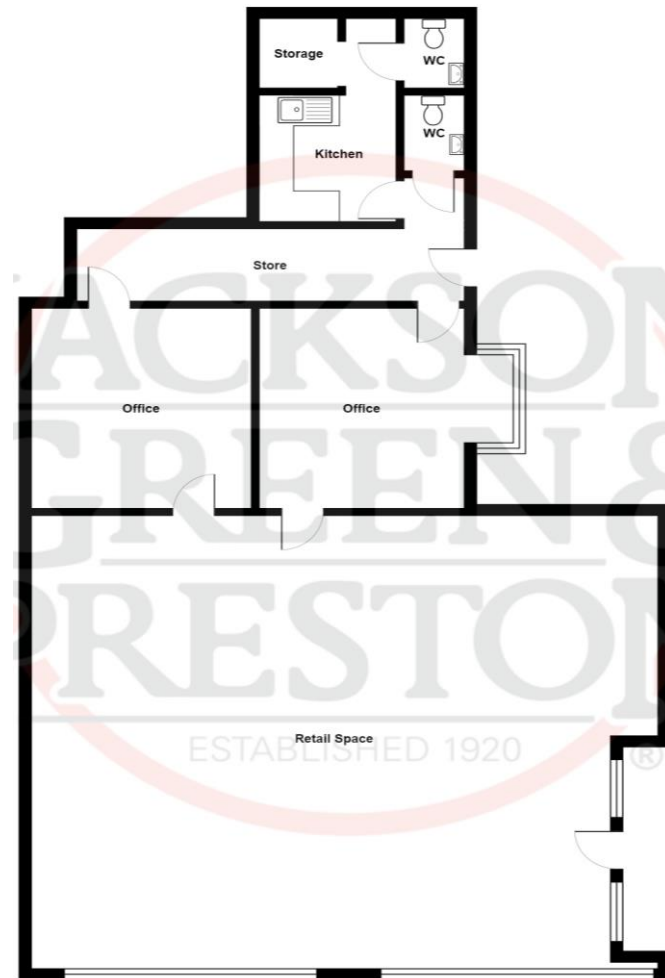
Properties are given a rating from A+ (most efficient) to G (least efficient).

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

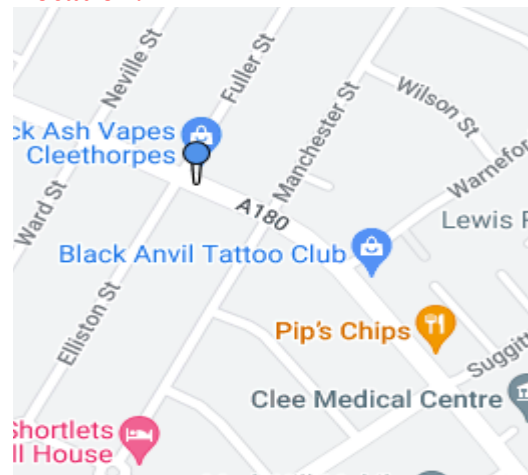
**Floor Plans:**

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:**



**Location:**



Estate Agents

Chartered Surveyors

Tel: 01472 311 113

Letting Agents

Auctioneers

www.jacksongreenpreston.co.uk

**JACKSON GREEN & PRESTON**  
ESTABLISHED 1920

**217-219 GRIMSBY ROAD  
CLEETHORPES  
DN35 7HB**



- **GROUND FLOOR COMMERCIAL SPACE**
- **PROMINENT CORNER POSITION**
- **LOCATED ON BUSY ARTERIAL ROAD**
- **APPROXIMATELY 2.5 MILES TO GRIMSBY TOWN CENTRE**
- **APPROXIMATELY 1 MILE TO CLEETHORPES SEA FRONT**
- **LARGE OPEN PLAN RETAIL/OFFICE SPACE**
- **APPROXIMATELY 100SQM/1076SQFT**
- **2 X OFFICES, KITCHEN & W.C'S**
- **OFF-ROAD PARKING**

**£15,000 PER ANNUM**

**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.

## 217-219 GRIMSBY ROAD, CLEETHORPES

Jackson, Green and Preston are delighted to offer to the market this ground floor commercial property located on a prominent corner position on the well established Grimsby Road, a short distance to Cleethorpes town centre and seafront.

Grimsby Road is a main arterial road linking Grimsby and Cleethorpes and the A180/M180. As such, the property enjoys a high degree of passing traffic.

Briefly comprising large open plan retail area approximately 100sqm/1076sqft, two offices, store, kitchen and w.c.'s.

The property benefits from parking to the rear which provides ample space for a number of vehicles. This is a fantastic opportunity and well suited to any retail or office use and must be viewed to fully appreciate all that is on offer.

LEASE TERMS NEGOTIABLE.

### Ground Floor

#### Open Plan Retail/Office Space

36'11" (11.25) maximum x 29'9" (9.06) maximum.

With double timber framed single glazed window frontage with electric shutters.



#### Open Plan Retail/Office Space (3)



#### Office 1

12'2" (3.71) maximum x 13'2" (4.02) plus bay.

With a timber framed single glazed bay window.



#### Open Plan Retail/Office Space (2)



#### Office 2

13'1" (4) maximum x 13'1" (4) maximum.

With wood panelled walls and shelving units.



#### W.C. 2

With w.c., wash hand basin and electric hot water tap. uPVC panelled walls.



#### Store

4'9" (1.45) maximum x 17'3" (5.27).

With a shelving unit.



#### Kitchen

8'4" x 8'2" (2.54m x 2.5m).

With a range of wall and base units incorporating a sink/drainage and mixer tap.



#### Rear Storage

8'4" (2.53) maximum x 4'5" (1.34) maximum.

#### Grounds

The property has the benefit of parking to the rear of the premises accessed from Manchester Street which provides off road parking for a number of vehicles.

#### Business Rates

We understand that the Rateable Value as of 1st April 2023 is £12,750, all interested parties are advised to make their own enquiries.

#### 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.

#### W.C. 1

With w.c., wash hand basin and electric hot water tap.

