



CROFTS ESTATE AGENTS

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Shop College Road East
Halton
Immingham
DN40 3PJ

**Offers in the Region Of
£50,000**

Crofts Estate Agents are delighted to bring to the market this detached commercial unit, situated on College Road, East Halton. Previously occupied as a fish and chip shop, this units provides plenty of potential with scope to possibly convert into a one bedroom bungalow, subject to change of use and relevant planning permission. The property is ideal for a business owner or buy to let investor, with the property providing a monthly rental income of £500. With complimentary parking to the front, the commercial unit briefly comprises of shop floor, kitchen, utility and WC.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Shop

10' 8" x 16' 3" (3.25m x 4.95m)

Kitchen

9' 8" x 16' 3" (2.94m x 4.95m)

Utility room

7' 11" x 10' 5" (2.41m x 3.17m)

WC

4' 3" x 5' 9" (1.29m x 1.75m)

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected. Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

Band : To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Additional Services

We offer free valuations, property management, energy performance provider and mortgage advice with no obligation. Please contact the relevant office for further details

GROUND FLOOR
461 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA - 461 sq.ft. (42.9 sq.m.) approx.
While 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 guidance 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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