

Cleethorpes – 131a Grimsby Road, Lincolnshire DN35 7DG  
Virtual Freehold Vacant Flat Investment



**BLUE ALPINE**

PROPERTY INVESTMENT & DEVELOPMENT





# Cleethorpes – 131a Grimsby Road, Lincolnshire DN35 7DG

## Virtual Freehold Vacant Flat Investment



### Investment Consideration:

- Purchase Price: £35,000
- Vacant possession
- ERV: £4,000 GIY: 11.43%
- VAT is NOT applicable to this property
- Comprises 2-bedroom self-contained flat
- Total area size of 70 sq m (753 sq ft)
- Nearby occupiers include Tesco Express, McDonalds and Nationwide.



# Cleethorpes – 131a Grimsby Road, Lincolnshire DN35 7DG

## Virtual Freehold Vacant Flat Investment



### Property Description:

The property comprises 2-bedroom self-contained flat at first floor and provides the following accommodation and dimensions:

First Floor: Residential Flat 70 sq m (753 sq ft)  
2 Bedrooms, Kitchen/Living room, Bathroom/WC

### Tenancy:

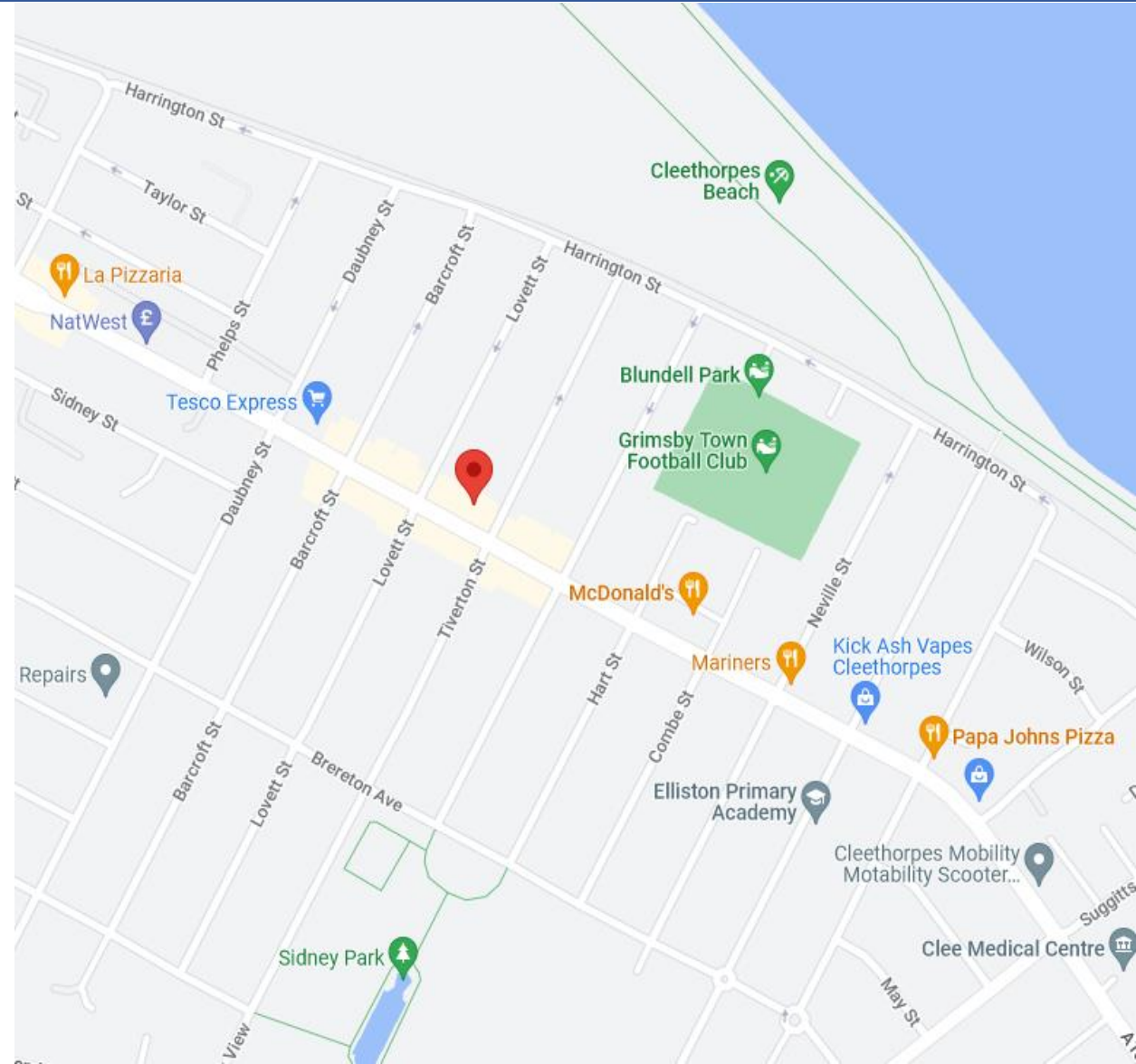
The property is at present vacant. ERV: £4,000 per annum.

### Tenure:

Long leasehold. To be held on a 999 Year Lease from completion at a ground rent of peppercorn.

### Location:

Cleethorpes lies some 3 miles east of Grimsby and 31 miles north-east of Lincoln with good road access via the A48 and A180. The property is located within a local retail parade with nearby occupiers including Tesco Express, McDonalds, Nationwide and more.



# Cleethorpes – 131a Grimsby Road, Lincolnshire DN35 7DG

## Virtual Freehold Vacant Flat Investment

### Contacts:

To view copies of the leases, information on the title, other information, please contact Joseph Bachman or Prash Jaitley.



Joseph Bachman – COO  
M: +44(0)77236 19270  
E: joseph@bluealpine.com



Prash Jaitley – Managing Partner  
M: +44(0)79618 53166  
E: prash@bluealpine.com



# BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

### Address:

Blue Alpine Partners Limited

Trading Address: 83c Ashley Gardens, Thirleby Road, London, SW1P 1HG

Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

**Disclaimer:** Blue Alpine Partners prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor Blue Alpine Partners will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Blue Alpine Partners may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease.