



CROFTS ESTATE AGENTS

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



Grimsby Road

Cleethorpes
DN35 7DP

Offers in the Region Of
£259,500

Crofts estate agents are pleased to be able to bring to the market this ideal investment opportunity comprising of two terrace properties which have been converted into two commercial units and three self contained one bedroom flats situated within this established area and with all tenants both commercial and residential showing a strong interest in remaining. The two commercial units comprise of a local convenience store and a barbers located to the corner of the road, with the barber recently spending a great deal of money on refurbishing his unit. The three flats are located to the first floor with two accessed via a door in-between the shops and the larger third flat being accessed via its own private door on Daubney Street. The current rents bring a gross income in excess of £1500 per calendar month with potential for further growth. Viewing is strictly through the agent only please.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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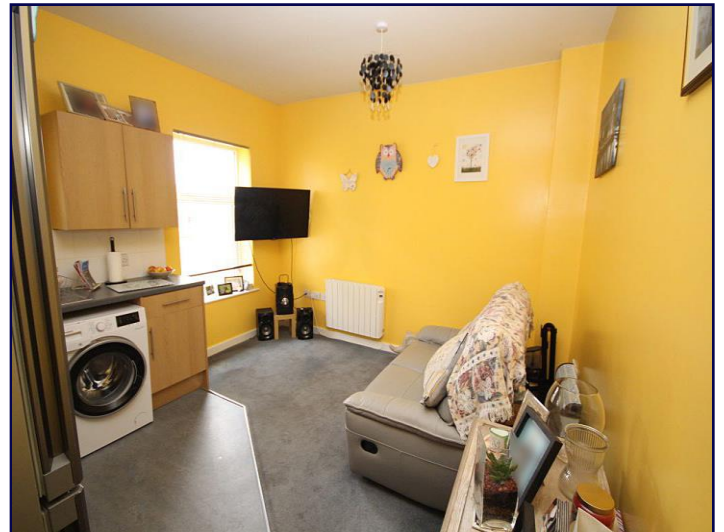
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Commercial Unit 1 (Retail Area)

23' 8" x 13' 8" (7.224m x 4.169m)

Currently used as a local retail shop, this unit comprises of the main retail shop area, staff kitchen area and a w.c.

Commercial Unit One Kitchen

5' 1" x 12' 2" (1.552m x 3.713m)

Fitted with a base unit with sink and water heater unit. Rear entrance door which has been recently insatlld.

Commercial Unit One Lobby

Leading from the main retail area and having door to the w.c and emergency door into the communal hallway to the two flats.

Commercial Unit One W.C

Staff toilet fitted with w.c and wash basin

Communal Hallway

With entrance door to the front this communal hallway hallway leads to a staircase which leads to a landing and access to the two self contained flats above the first shop.

Flat 1 Hallway

Neutrally decorated and having heater. Doors to the lounge/kitchen, bedroom and shower room.

Flat 1 Lounge/Kitchen

13' 9" x 18' 4" (4.186m x 5.596m) maximums

Offering two uPVC double glazed windows to the front elevation. Electric heater. Fitted kitchen with wall and base units with contrasting work surfacing with inset sink and drainer. Electric cooker point with chimney extractor and splashback over. Plumbing for a automatic washing machine. Ample space to accommodate the living area.

Flat 1 Bedroom

13' 9" x 11' 11" (4.193m x 3.636m)

uPVC double glazed window to the rear elevation. Heater. Fitted cupboard.

Flat 1 Shower room

8' 9" x 3' 3" (2.674m x 0.978m)

Fitted with a shower cubicle with electric shower, pedestal wash hand basin and w.c. Tiled splashback. Electric central heating towel radiator.

Flat 2 Hallway

Doors to the bedroom, shower room and lioung/kitchen.

Flat 2 Bedroom

10' 11" x 9' 4" (3.331m x 2.836m)

uPVC double glazed window to the side elevation. Electric radiator.

Flat 2 Shower Room

5' 3" x 6' 10" (1.592m x 2.090m)

uPVC double glazed window to the side elevation. Fitted with a pedestal wash hand basin, close coupled w.c and shower cubicle with electric shower. Splashback tiling. Electric radiator.

Lounge/Kitchen

13' 1" x 11' 9" (3.977m x 3.577m)

Offering 2 uPVC double glazed windows to the side elevation. Fitted with a range of wall and base units with contrasting work surfacing with inset stainless steel sink and drainer. Integrated oven and four ring electric hob. Plumbing for a washing machine.

Flat 3 Entrance

Accessed via Daubney Street and having stairs to the first floor.

Flat 3 Landing

Neutrally decorated and providing access to all rooms.

Flat 3 Lounge

12' 2" x 18' 9" (3.699m x 5.712m)

uPVC double glazed window to the front elevation. Two central heating radiators.

Flat 3 Bedroom

13' 7" x 15' 7" (4.129m x 4.747m) maximums

uPVC double glazed window to the side elevation. Central heating radiator.

Flat 3 Ensuite

5' 6" x 6' 7" (1.682m x 2.007m)

uPVC double glazed window to the side elevation. Fitted with a pedestal wash hand basin. w.c and shower cubicle with electric shower. Chrome effect central heating radiator.

Flat 3 Dining Area

13' 0" x 8' 5" (3.970m x 2.555m)

With central heating radiator and opening to the kitchen.

Flat 3 Kitchen

10' 6" x 6' 7" (3.208m x 2.019m)

3 uPVC double glazed windows to the side elevation. Fitted with a range of units with contrasting work surfacing with inset stainless steel sink and drainer. Gas cooker point. Splashback tiling. Plumbing for a washing machine.

Commercial Unit 2 (Barbers)

29' 8" x 18' 5" (9.045m x 5.615m)

A large open plan retail space currently used as a barbers, which the present occupier has recently invested in a full refit creating a stylish and modern barbers.

Staff Area and Kitchen

13' 6" x 14' 8" (4.119m x 4.467m) maximums

With sink unit and storage cupboards. Wash basin. Door to w.c.

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, however 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, all viewings are strictly by appointment only please.

Council Tax Information

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

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

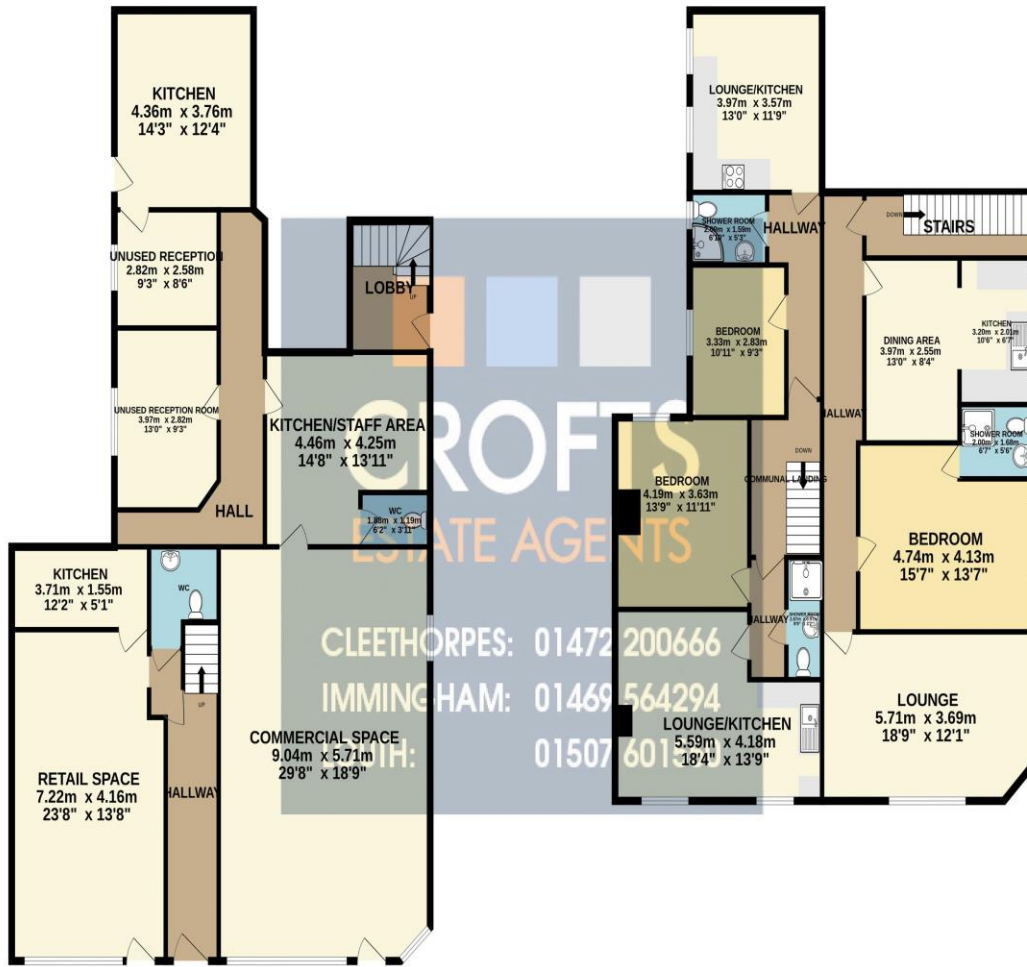
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
173.3 sq.m. (1866 sq.ft.) approx.

1ST FLOOR
153.3 sq.m. (1650 sq.ft.) approx.



TOTAL FLOOR AREA: 326.6 sq.m. (3515 sq.ft.) 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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