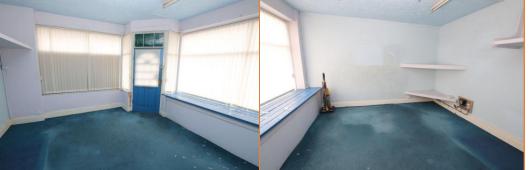
# PASSIONATE ABOUT PROPERTY

CLEETHORPES 01472 200666

IMMINGHAM 01469 564294

LOUTH 01507 601550





325 Brereton Avenue Cleethorpes DN35 7QX Priced for an early sale, Crofts estate agents are pleased to bring to the market, this commercial unit situated on the corner of Brereton Avenue and Lestrange Street. Used as a storage lock up in the past, as well as most recently a clairvoyants, early viewing is advised. The unit just comprises of one room with mains electricity supply and offers large windows to the front and side elevations. No forward chain on the vendors side.

# £15,000

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes: Email: Immingham : Email: Louth : info@croftsestateagents.co.uk immingham@croftsestateagents.co.uk louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk

#### **Internal Room**

14' 11" from window x 15' 1" ( $4.552m \times 4.593m$ ) The unit just comprises of one room with mains electric supply. Large windows to the front and side elevations offering a panoramic view. Entry door to the corner.

#### Tenure

Believed to be Leasehold with 999 years from 1986, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

### Services

Mains electric is 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

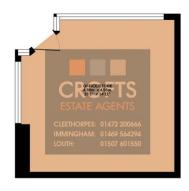
Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information Nil.

## **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





DISCLAIMER - Although we have taken care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values of the ab been given in good faith and while believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and to marranites are given or implied by this information. It is not Crofts policy to check the position with regards to any glenning permission or building regulation matters and a such all interested parties are advised to make their own enquiree, in order to ensure that any necessary consents have been obtained. All measurements are for guidance only and cannot the relied upon. Measurements are taken from wall to wall unless otherwise stated. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any futures, fittings or services including central heating systems and connot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part or any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.