



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES  
01472 200666

IMMINGHAM  
01469 564294

LOUTH  
01507 601550

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



55 Grimsby Road  
Cleethorpes  
DN35 7AF

**£125,000**

Offered for sale with no forward chain on the vendors side, we are pleased to be able to bring to the market this this ideal investment opportunity comprising of a ground floor commercial unit, two flats and a garage to the rear. The commercial unit comprises of ground floor retail/office space to the front with various office space and stores to the rear. Two first floor flats accessed from the rear along with a garage. The two flats are rented out for Flat 1 - £395 pcm and Flat 2 - £390 pcm, the garage is currently let for - £100 pcm. The shop is currently vacant but is currently being advertised by ourselves for let for £4800 p.a. Viewing is highly advised.

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](http://www.croftsestateagents.co.uk)

### Retail Space

27' 4" max point x 17' 2" (8.34m x 5.23m)  
With glass frontage with central door.

### Office Area

11' 11" x 10' 4" (3.63m x 3.16m)  
With open store area off. Serving hatch through to the 2nd office space.

### Store area

13' 6" x 4' 10" (4.11m x 1.48m)

### Office

9' 3" x 8' 8" (2.81m x 2.64m)  
Door also leading to third office space.

### Office

10' 5" x 8' 8" (3.18m x 2.65m) max

### Store

### Kitchen

9' 7" x 4' 8" (2.93m x 1.41m)  
Rear entry door with security grill. Small kitchen area with stainless steel sink and drainer.

### W.C One

4' 3" x 4' 8" (1.30m x 1.43m)  
W.C and washbasin.

### W.C Two

W.C and Washbasin.

### Flats

The property comes with two flats both of which are let Flat 1 - £395 pcm and Flat 2 - £390 pcm .

### Garage

Let at £100 pcm.

### 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

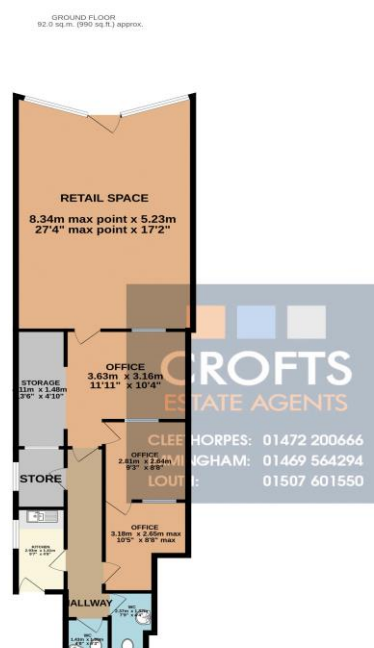
Please contact the relevant marketing office and all viewings are strictly by appointment only please.

### Council Tax Information

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



NOTE:  
These are approximate measurements  
By no means to be relied upon.  
Measured as such by agent.  
Errors and no guarantee.



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 etc has been given in good faith and whilst 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 no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries, in order to ensure that any necessary consents have been obtained. All measurements are for guidance only and cannot be 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 fixtures, fittings or services including central heating systems and cannot therefore 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.