PASSIONATE ABOUT PROPERTY

CLEETHORPES 01472 200666

IMMINGHAM 01469 564294

LOUTH 01507 601550



Park Street

Cleethorpes DN35 7LX

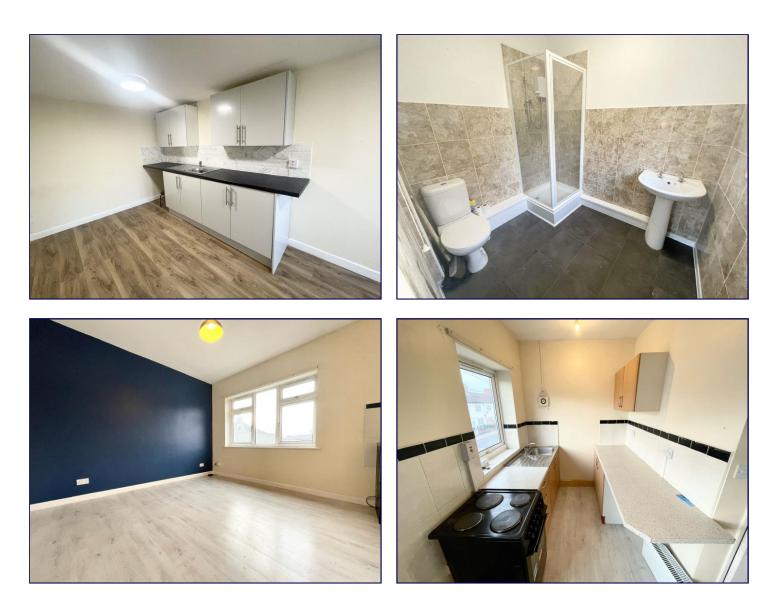
Auction Guide Price £135,000

Creating an ideal investment opportunity, Crofts estate agents are pleased to be able to bring to the market this semi-detached property which comprises of two self contained one bedroom flats and a ground floor commercial unit which has recently been used as a fast food outlet and still retains the permissions for such. Located within this established residential area with a good passing footfall early viewing is advised. Both flats are currently let, one currently at £425pcm and the other at £450pcm, with the ground floor offering the ability for a prospective buyer to run their own business or let the unit out.

CLEETHORPES:62 St Peters Avenue, Cleethorpes, DN35 8HPIMMINGHAM:21 Kennedy Way, Immingham, DN40 2ABLOUTH: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



Commercial unit Main Area 28' 0" x 10' 2" (8.541m x 3.087m) maximums

Commercial Unit side room 15' 0" x 10' 4" (4.572m x 3.155m)

Communal Lobby

Flat 145a Landing Flat 145a Kitchen/dining/living 11' 11" x 17' 7" (3.64m x 5.35m) max

Flat145a Bedroom 12' 0" x 10' 11" (3.66m x 3.33m)

Flat 145a Bathroom 7' 4'' x 6' 8'' (2.23m x 2.02m)

Flat 145b Kitchen/dining/living 18' 1" x 7' 10" (5.52m x 2.40m)

Flat 145b Bathroom 6' 7" x 7' 9" (2.01m x 2.36m)

Flat 145b Bedroom 11' 6" x 7' 9" (3.51m x 2.36m)

Cleethorpes	01472 200666
Immingham	01469 564294
Louth	01507 601550

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Tenure

Believed to be Freehold for the building, 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 websitewww.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 MORTAGE OR OTHER LOAN SECURED ON IT.

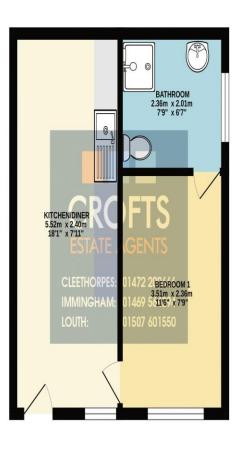








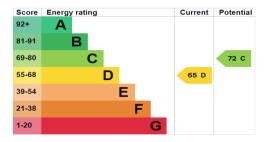
GROUND FLOOR 26.3 sq.m. (283 sq.ft.) approx.





TOTAL FLOOR AREA. 26.3 sq.m. (283 sq.ft) approx. While revery darget has been made in ensure the excase) of the flowing and carsand files, measurement do now, unicken, once and give them sex a equipacities and no responsibility is table for any erex, ansistor in rein-statement. This plan is to flaustimic purposes only more table and as such by any prospective purplication. We recover, software and given software table and a such any any table table interpret carbon and the planet. Made table interpret carbon and table and any approximations and the state of the planet. Carbon and the planet.

TOTAL FLOOR AREA: 39.0 sg.m. (420 sg.ft.) approx. While every interpret to the made is ensure the scorase of the fooglase orealized two. How made is the start of the start and proposes with and the start of the start protocol and the start and the start protocol and the start protocol and the start and the start protocol and the start and the start protocol a



DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great 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, raleable 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 Corts policy to check the position with regards to any planning permission or building regulation make their room state divised to make their own enquires, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Neasurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or mays contained any provimate for liaditing purpose. These details do not form any part to any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.