CROFTS ESTATE AGENTS PASSIONATE ABOUT PROPERTY

CLEETHORPES 01472 200666

IMMINGHAM 01469 564294

LOUTH 01507 601550





102 Cromwell Road Grimsby DN31 2DF Offered for sale with no forward chain, Crofts are pleased to offer to the market this ground floor commercial unit which is being sold along with the Freehold for the building. Set within this parade of shops, the property offers good passing footfall and could be put to a variety of uses subject to permissions. The accommodation comprises of main shop area, two further separate rooms, store area, toilet and kitchen area. Viewing is highly advised.

£65,000

LOUTH:

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

3 Market Place, Louth, LN11 9NR

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www.croftsestateagents.co.uk

Retail area

14' 5" x 14' 10" (4.388m x 4.509m)

Windows and entry door to the front elevation. Doors through to a lobby area and a second door through to another treatment room.

Room One

12' 7" x 9' 2" (3.827m x 2.789m)

Having sink unit to one wall. There is a wall been installed between this room and the lobby / store area which could easily be removed for those wishing to make a larger area.

Lobby/Store Area

13' 5" x 5' 1" (4.097m x 1.545m) Door from the main retail area. Ideal for storage or other uses.

Room Two

12' 5" x 5' 10" (3.777m x 1.786m) Another space that could be put to a variety of uses.

Hall/Kitchen area

16' 3" x 10' 4" (4.951m x 3.143m) max L -shape Hallway with kitchen unit with stainless steel sink and drainer.

Rear Lobby and W.C

Small area with toilet off and second toilet area (although toilet has been removed)

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services with the exception of mains gas 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

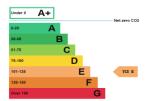
Band 3: To confirm council tax banding for this property please view the websitewww.voa.gov.uk/cti

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



TOTAL PLOOR AREA: 57.0 sq.m. (654 sq.t.) approx. Middl over altered has been rande to ensure the access of the foregate deviced there, necessarily observed to the second and any other time an approximate and an approximate to device the any over anisotron units advances. This alters has had any properties only and variable word as surt to any approximate the area were approximate and approximate to the advance of any other properties pointed the area were approximate to any other and any other properties pointed. The advance of the approximate to any other and and any other properties pointed to a second to a second to any other and approximate to any other and any other approximate to any other other and the advance of the





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 partices are advised to make their own enquires, 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.