



CROFTS ESTATE AGENTS

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



102 Cromwell Road
Grimsby
DN31 2DF

£65,000

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.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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

Room One

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

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

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 website 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



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.