



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES
01472 200666

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01469 564294

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



53 Cambridge Street
Cleethorpes
DN35 8HD

**Offers in the Region Of
£92,500**

Crofts are pleased to bring to the market this ground floor commercial unit creating an ideal investment and which is currently let with the current tenant showing a keen interest in staying. Rental figures are available upon request. Set within this established area with good passing footfall and only a short stroll to the beach front, viewing is advised and is strictly through the agent only please. The unit comprises of a large retail area, store area, w.c and kitchen.

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

Retail Space Front
18' 7" x 13' 8" (5.672m x 4.164m) max
Main shop area to front. Opens to second section.

Retail Space 2nd Section
12' 9" x 13' 6" (3.88m x 4.105m)

Retail Space 3rd Section
16' 9" x 10' 8" (5.101m x 3.255m) max

Store and W.C
7' 2" x 8' 4" (2.197m x 2.53m)
Storage area and w.c with toilet and wash hand basin.

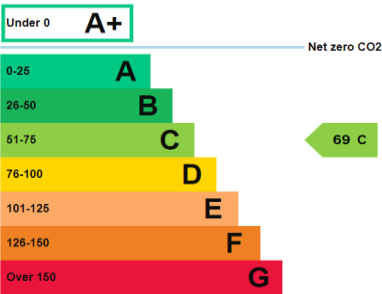
Kitchen
10' 0" x 8' 1" (3.05m x 2.461m)
Small kitchen area with rear entry door.

Tenure
Believed to be Leasehold, however the Freehold for the building is to be sold with the commercial unit. 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.

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.