



# 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



High Street

Cleethorpes  
DN35 8JN

Offers in the Region Of  
£325,000

Situated on a prime retail and leisure position in Cleethorpes only a short walk from the promenade and amongst some of Cleethorpes busiest night spots, is this deceptively large retail space. The ground floor was most recently a burger bar but was formerly a sports bar before that with large bar area to the fore, internal bar, pot wash area, cellar and kitchen area to the back along with cloaks for both male and female. A large outside area sees another bar, two more sets of toilets and stadium seating to view a large screen for sports. Above the retail unit are two separate flats, one to the first floor and one to the second floor. Well presented both apartments offer entrance hall, open plan kitchen dining living rooms, bathrooms with shower and two bedrooms. The rental and lease amounts for the property are estimated to be £25,000 p/a for the commercial unit and £7200 p/a for each of the apartments. giving an overall return of approximately £40k p/a

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)





#### Bar area

57' 11" x 18' 1" (17.66m x 5.51m)

#### Bar

19' 8" x 8' 6" (6.00m x 2.58m)

#### Pot wash area

14' 10" x 4' 11" (4.51m x 1.49m)

#### Cellar

19' 7" x 5' 7" (5.98m x 1.69m)

#### Male toilets

10' 3" x 5' 10" (3.12m x 1.77m)

#### Female toilets

10' 2" x 5' 10" (3.11m x 1.77m)

#### Kitchen

#### Outside bar

9' 10" x 7' 9" (2.99m x 2.35m)

#### Outside male toilets

7' 3" x 9' 1" (2.20m x 2.77m)

#### Outside female toilets

5' 10" x 9' 1" (1.78m x 2.77m)

#### Outside stadium seating

28' 9" x 18' 1" (8.77m x 5.51m)

#### First floor flat

#### Open plan kitchen diner living

18' 11" x 10' 8" (5.76m x 3.26m)

#### Entrance hall

**Bathroom**

5' 6" x 7' 9" (1.67m x 2.35m)

**Bedroom One**

16' 1" x 9' 4" (4.90m x 2.85m)

**Bedroom Two**

11' 8" x 9' 4" (3.56m x 2.85m)

**Second floor flat****Open plan kitchen diner living**

13' 7" x 11' 10" (4.14m x 3.61m)

**Entrance hall****Bedroom One**

10' 9" x 11' 0" (3.27m x 3.35m)

**Bedroom Two**

13' 3" x 7' 5" (4.04m x 2.27m)

**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, 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 : To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.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](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

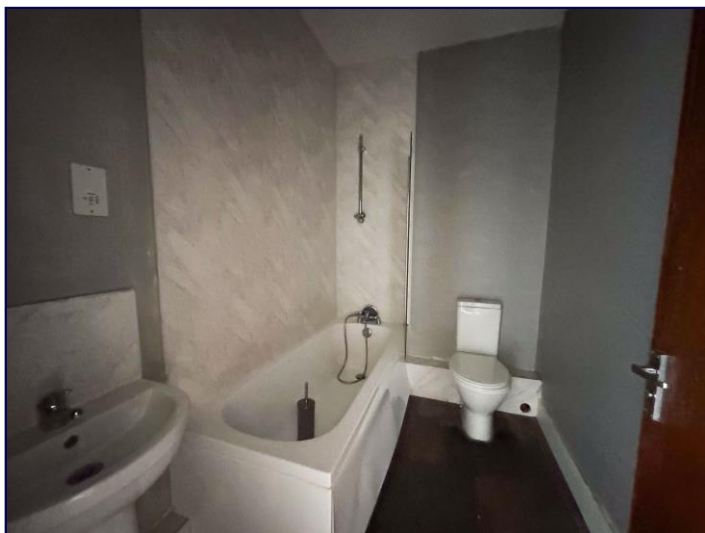
**Property Management**

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 MORTGAGE OR OTHER LOAN SECURED ON IT.**



[illegible]

**KITCHEN/DINER/LIVING**  
5.50m x 4.70m  
18'1" x 15'5"

**BATHROOM**  
4.50m x 3.50m  
9'7" x 5'6"

**BEDROOM**  
4.80m x 3.50m  
15'11" x 12'0"

**BEDROOM**  
3.27m x 2.50m  
10'9" x 8'3"

STAIRCASE  
ENTRANCE HALL  
BALCONY

**BEDROOM**  
3.02m x 3.26m  
10'1" x 10'9"

**BEDROOM**  
3.02m x 3.26m  
10'1" x 10'9"

**BEDROOM**  
2.29m x 3.84m  
7'6" x 12'6"

**BATHROOM**  
2.29m x 3.84m  
7'6" x 12'6"

**ENTRANCE HALL**

**KITCHEN/DINING/LIVING**  
6.89m x 5.07m  
22'11" x 16'9"

**LANDING**



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2025

**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, 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 approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. 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 apparatus, equipment, 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.