



CROFTS ESTATE AGENTS

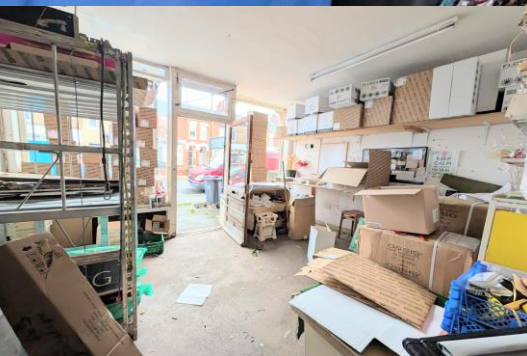
PASSIONATE ABOUT PROPERTY

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



Farebrother Street

Grimsby
DN32 0JS

Offers in the Region Of £59,950

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 :

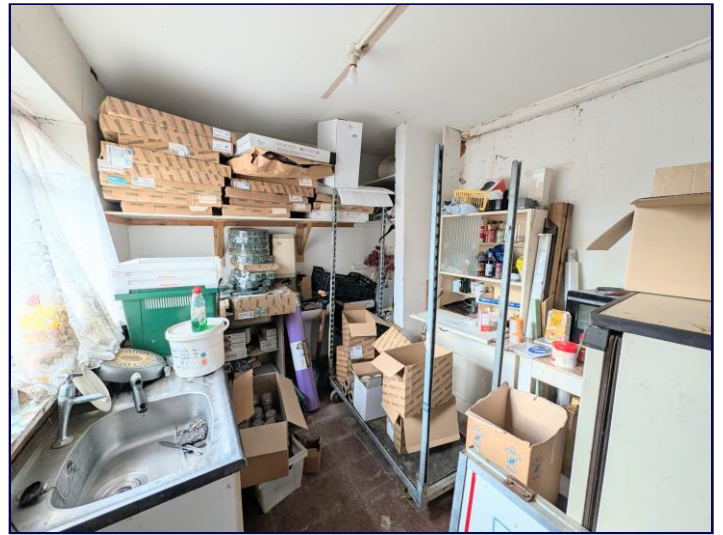
Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Property Introduction

Located on Farebrother Street in Grimsby, this mid-terrace property offers excellent potential for investors or buyers seeking a mixed-use building with scope to add value. The property comprises a ground-floor commercial unit and a first-floor flat arranged over two levels. Positioned within an established residential area, it offers convenient access and steady local footfall. A private entrance leads to the first-floor flat, which requires updating but offers a well-proportioned layout with plenty of scope for improvement. The accommodation includes a lounge, kitchen-diner, bedroom, and bathroom on the main floor. Above, a useful loft room provides additional space that could be adapted for storage, hobbies, or a home office, depending on requirements. With its combination of commercial potential and residential accommodation ready for refurbishment, this property represents a strong opportunity for those looking to modernise and create additional value. Situated close to local amenities, transport links, and the town centre, it offers both practicality and promise in a popular part of Grimsby. NEXT DOOR IS ALSO ON THE MARKET IF ANYONE IS LOOKING TO CREATE LARGE COMMERCIAL UNIT

Shop Unit

34' 4" x 14' 2" (10.46m x 4.33m)

The shop unit has a door and two windows to the front elevation, electrics throughout, a walk in chiller and WC. Making this a vast space with plenty of opportunities.

Store

9' 2" x 10' 8" (2.79m x 3.26m)

The store has a window to the side elevation.

Kitchen

10' 6" x 8' 10" (3.20m x 2.69m)

The kitchen has a window and door to the side elevation and a sink and drainer.

First Floor Flat

Accessed off a stair case in the rear garden space.

Lounge

11' 5" x 14' 2" (3.47m x 4.33m)

The lounge has a window to the front elevation and a radiator.

Bedroom

12' 2" x 8' 4" (3.72m x 2.55m)

The bedroom has a window to the rear elevation and a radiator.

Bathroom

6' 10" x 5' 9" (2.08m x 1.76m)

The bathroom has an opaque window to the side elevation, a radiator, WC, basin and a bath.

Kitchen/Diner

15' 0" x 10' 10" (4.57m x 3.29m max)

The kitchen-diner has dual aspect windows to the rear and side elevation, a door to the rear and fitted units with a sink and drainer, plumbing for a washing machine and an electric oven and hob.

Outside

A low maintenance rear garden space which is accessed off the rear passage way.

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.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

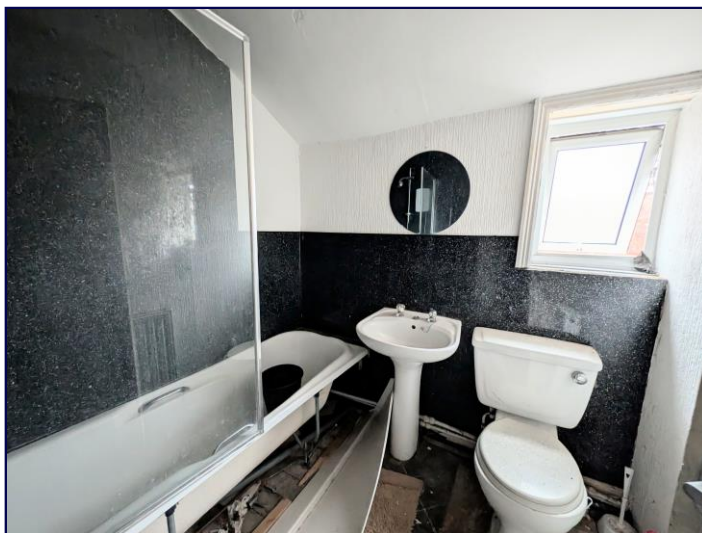
Council Tax Information

Band A: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

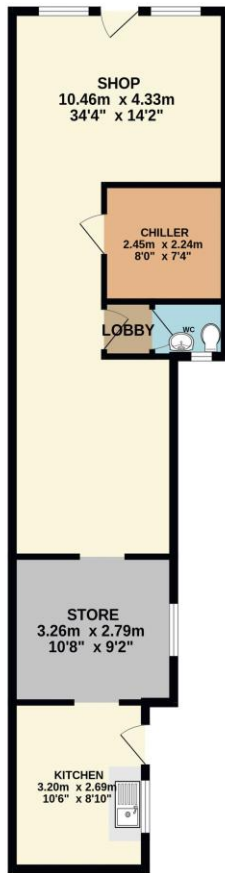
Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management



GROUND FLOOR
58.7 sq.m. (632 sq.ft.) approx.



1ST FLOOR
48.2 sq.m. (519 sq.ft.) approx.



2ND FLOOR
12.6 sq.m. (135 sq.ft.) approx.



TOTAL FLOOR AREA: 119.5 sq.m. (1286 sq.ft.) approx.

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 Metroplex 12025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 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. 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.