



FOR SALE

9 GRANT STREET, CLEETHORPES, DN35 8AT

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Mixed use property

Vacant ground floor shop and three tenanted flats

**Central Cleethorpes location close to shops,
nightlife, sea-front and railway station**

Currently producing £12,940pa

Freehold: £175,000

LOCATION

The property is located in central Cleethorpes on the west side of Grant Street between the junctions with High Street and College Street. This is a mixed used area with the neighbouring properties being used as a takeaway on one side and residential on the other. The property is well located for the main shopping area of St Peters Avenue and the leisure and entertainment areas of High Street, Market Street and the sea-front. The railway station is opposite. There is limited on street parking outside the property with pay and display carparks close by.

DESCRIPTION

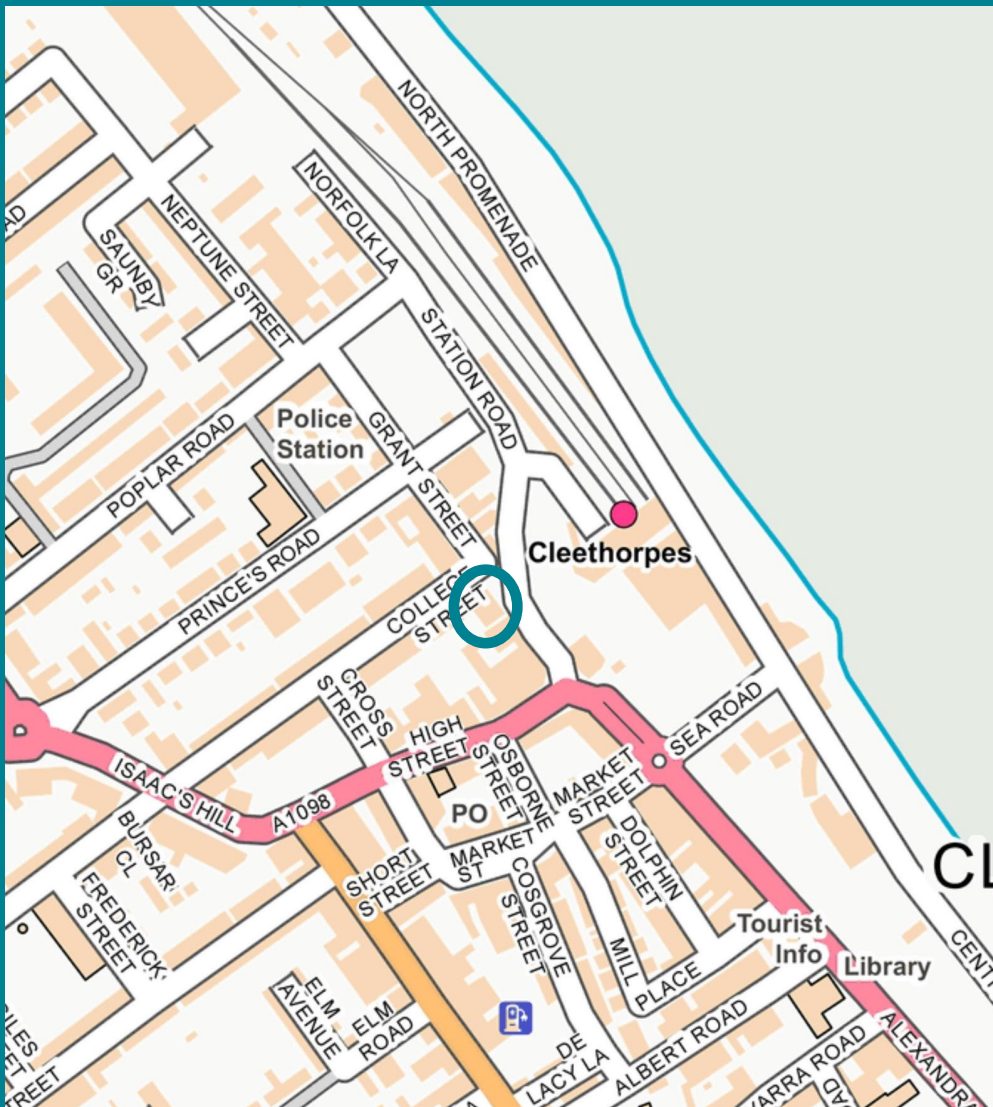
The property comprises an end of terrace building of traditional construction. The ground floor provides a lock up shop unit with security shutter that has previously operated as a hair dressers. It would suit other Class E businesses. There is a common ground floor entrance leading to the upper floors. Flat 1 comprises a studio flat with bathroom. Flats 2 and 3 each comprise a one bedroom flat with lounge kitchen and bathroom. Each flat is let on an Assured Shorthold Tenancy Agreement. We have not had personal access to the flats, but the Managing Agent Annual Inspection Reports can be made available to interest parties on request.

ACCOMMODATION

The shop has been measured on a net internal basis. The floor areas for the flats have been taken from the EPCs.

<u>Space</u>	<u>Sq m</u>	<u>Sq ft</u>	<u>Rent (pcm)</u>
Ground floor shop	75.74	815	-
Flat 1 (first floor)	19.00	204	£315.00
Flat 2 (first floor)	43.00	463	£395.00
Flat 3 (second floor)	42.00	452	£368.33





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TERMS

The property is for sale at a price of £175,000. It will be sold with vacant possession of the shop and subject to the Assured Shorthold Tenancies granted in respect of each flat.

ADDITIONAL INFORMATION

- Tenure:** The property is freehold.
- Local Authority:** North East Lincolnshire Council.
- Local Authority Charges:** The Rateable Value for the Shop is £5,000. Each flat is in Band A for Council Tax purposes.
- EPC:** All EPCs can be downloaded from our website.
- Services:** All mains services are connected to the property. Prospective buyers are advised to check on the suitability of the supplies for their proposed use.
- VAT:** The purchase price quoted is exclusive of VAT. VAT is not applicable to this transaction.

Legal Costs: Each party will be responsible for their own legal costs.

VIEWING AND FURTHER INFORMATION

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