# PASSIONATE ABOUT PROPERTY

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# Ladysmith Road

Grimsby DN32 9EF

{Annual Rental - £3,600}

Crofts estate agents are delighted to offer for sale with NO FORWARD CHAIN this ex-dog grooming business which comprises of a shop front, a WC and a storage area. With an electric shower in place, this is ideal for someone to open another similar business or subject to any required change of uses it could be used in other ways. There are electric roller shutters to the windows and door. Water and electric are connected, NO GAS.

CLEETHORPES:62 St Peters Avenue, Cleethorpes, DN35 8HPIMMINGHAM:21 Kennedy Way, Immingham, DN40 2ABLOUTH:3 Market Place, Louth, LN11 9NR

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#### Shop Floor

#### 15' 0" x 12' 1" (4.56m x 3.69m)

This ground floor commercial unit offers a contemporary and inviting space that seamlessly blends modern design with functionality. Grey laminating flooring complements a striking feature wall that provides perfect backdrop for any display. Two large windows frame the central entrance, filling the space with natural light and creating a bright, welcoming atmosphere.

# Storage Cupboard

9' 0" x 3' 7" (2.74m x 1.09m)

The unit also includes a convenient storage cupboard featuring the same grey laminated flooring, creating a cohesive look throughout. With soft magnolia walls and two built-in shelves, this space offers practical storage while maintaining the shop's clean, modern aesthetic

# wc

# 5' 9" x 3' 7" (1.76m x 1.09m)

These premises also include a compact yet functional WC, measuring 1.76m by 1.09m. Featuring the same grey laminated flooring and soft magnolia walls as the rest of the space. A low-level toilet and sleek floating sink maximize the room's efficiency, providing a clean, minimal

facebook.

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#### 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 3: To confirm council tax banding for this property please view the websitewww.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.

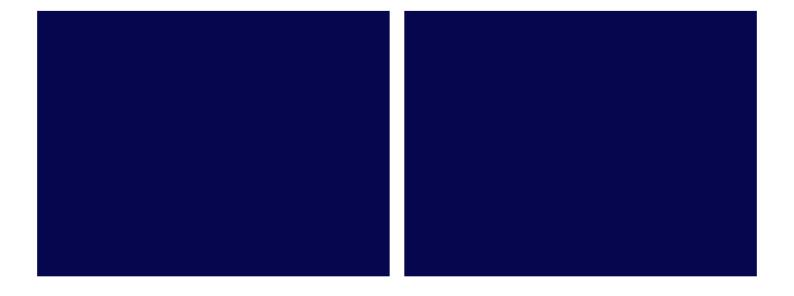
#### **Property Management**

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

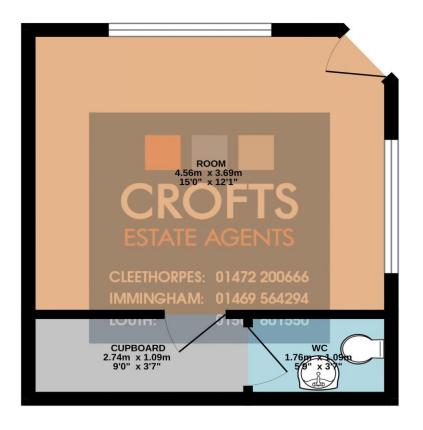
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTAGE OR OTHER LOAN SECURED ON IT.







### GROUND FLOOR 21.5 sq.m. (231 sq.ft.) approx.



TOTAL FLOOR AREA: 21.5 sq.m. (231 sq.ft.) approx. While every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, whiches, contex and argue of the tems are approximate and no reproprioability 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 applicationes shown have not been tested and no guarante as to their operability or efficiency can be given. Made with Netropic & 2020

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