



# CROFTS ESTATE AGENTS

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



## 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.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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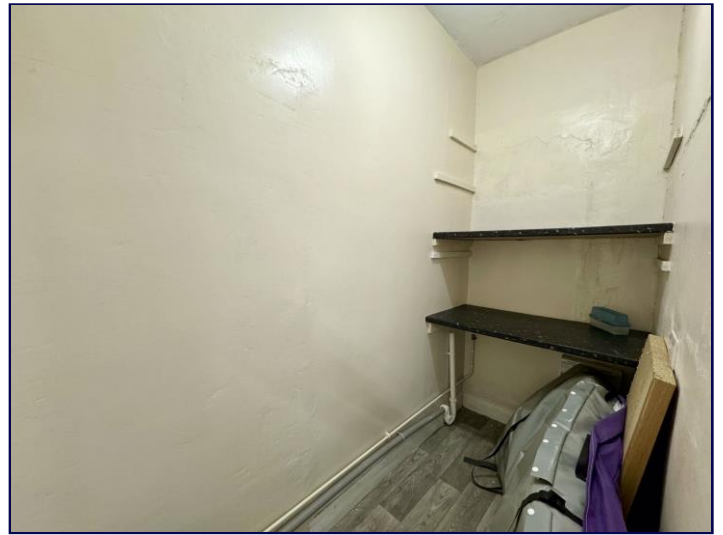
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### Shop Floor

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

**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 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.*



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



TOTAL FLOOR AREA : 21.5 sq.m. (231 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.  
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