



CROFTS ESTATE AGENTS

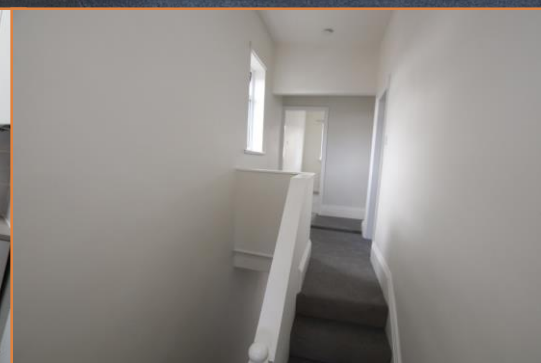
PASSIONATE ABOUT PROPERTY

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IMMINGHAM
01469 564294

LOUTH
01507 601550

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



85/85A Brereton Avenue
Cleethorpes
DN35 7RP

Offers in the Region Of £95,000

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ATTENTION INVESTORS - Crofts are absolutely delighted to be able to offer to the market this great investment opportunity comprising of a end terrace property split into commercial unit and two potential residential units with the first floor flat currently let at £480pcm. Set within this established residential location with excellent passing trade, the property is set upon a plot with grounds and accommodation of around 210sqm. To the rear there is a yard along with a detached garage which offers the potential for further development or the creation of further garages. The ground floor is mid way through a programme of insulation rewiring and refurbishment. The work is on going. Viewing is highly advised on this great opportunity.

Information

Please note that at the time details were taken, it was not possible to gain access to the first floor flat.

Ground Floor Commercial

To the ground floor front, there is a commercial shop unit which subject to permissions could be used for a variety of uses.

Rear Ground Floor

To the rear of the ground floor there is a one bedroom ground floor flat which is partly through remodelling.

First Floor

A well proportioned first floor flat which is currently tenanted with the present tenant showing a strong interest in remaining.

External

The property benefits from a large yard to the rear which has a detached garage. The yard offers the ability for further income with the possibility for further garaging which could produce a rental income or subject to permissions the possibility to develop the year to create/build another residential unit or possibly two units.

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 and 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

Mortgage Services

Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice on how much you can afford to borrow. They can also help you find the right mortgage by comparing thousands of deals from a panel of high street and specialist lenders.

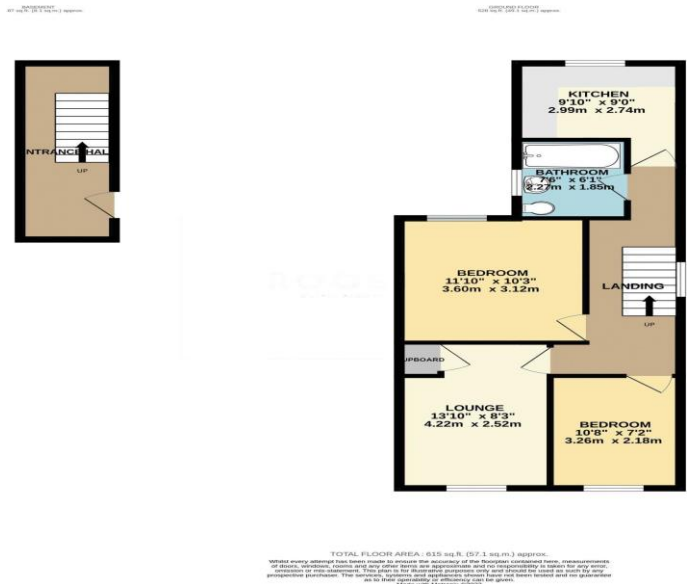
Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



DISCLAIMER - Although we have taken 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 for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated. 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 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.