



**FARROW**  
ESTATE AGENTS



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COMMERCIAL SHOP  
TO LET  
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42863

**GOLD 2 CASH**  
WE BUY SILVER - WE BUY GOLD  
WE BUY BACKS - WE BUY / SELL QUALITY ITEMS  
Tel: 07442 534724 23

**MY BARBER**

23 Hainton Avenue, Grimsby, DN32 9AS  
Asking price £80,000

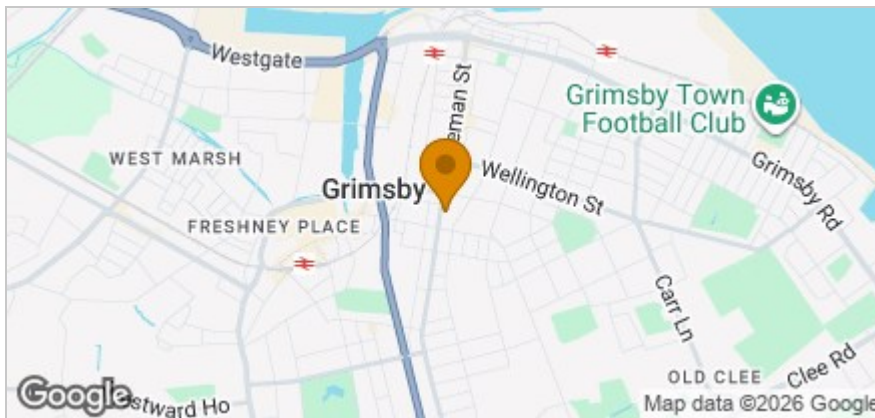


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## Floor Plan



## Area Map



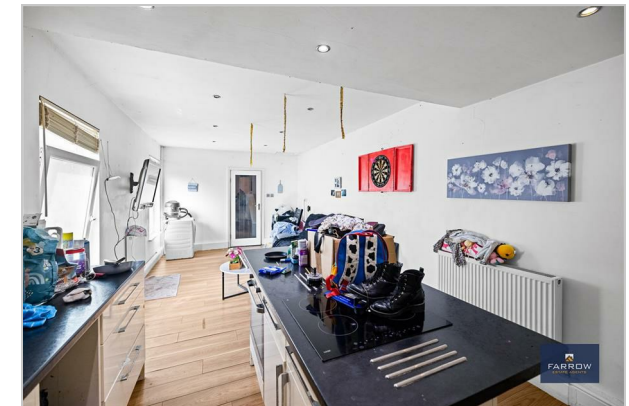
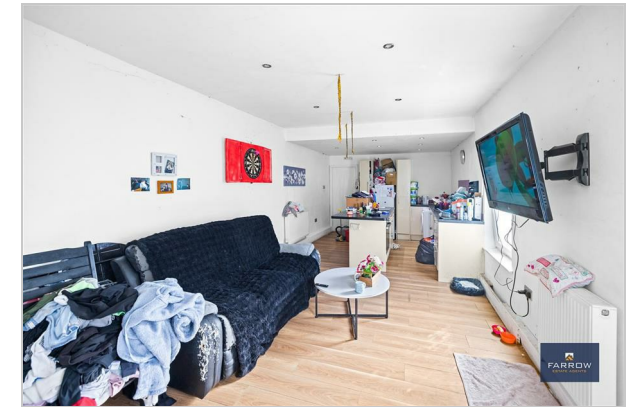
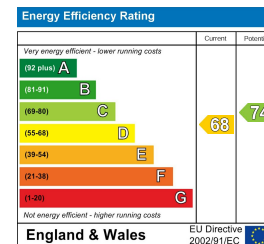
## Accommodation

- Ready Made Investment Opportunity
- Large Ground Floor Retail Unit
- Spacious Two Bedroom Top Floor Apartment
- Established Grimsby Location
- Apartment Fully Tenanted
- Potential Annual Earnings Of (£14k)
- Short Walk To Grimsby Town Centre
- Great Income Generation
- Easy Access To The A46 & A16 Road Links

## Viewing

Please contact our Farrow Estate Agents Office on 01472 355864 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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