



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



High Street

Cleethorpes
DN35 8JN

Offers in the Region Of £275,000

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Property Introduction

Situated on a prime retail and leisure position in Cleethorpes only a short walk from the promenade and amongst some of Cleethorpes busiest night spots, is this deceptively large retail space. The ground floor was most recently a burger bar but was formerly a sports bar before that with large bar area to the fore, internal bar, pot wash area, cellar and kitchen area to the back along with cloaks for both male and female. A large outside area sees another bar, two more sets of toilets and stadium seating to view a large screen for sports. Above the retail unit are two separate flats, one to the first floor and one to the second floor. Well presented both apartments offer entrance hall, open plan kitchen dining living rooms, bathrooms with shower and two bedrooms. The rental and lease amounts for the property are estimated to be £25,000 p/a for the commercial unit and £7200 p/a for each of the apartments, giving an overall return of approximately £40k p/a

Bar area

57' 11" x 18' 1" (17.66m x 5.51m)

Bar

19' 8" x 8' 6" (6.00m x 2.58m)

Pot wash area

14' 10" x 4' 11" (4.51m x 1.49m)

Cellar

19' 7" x 5' 7" (5.98m x 1.69m)

Male toilets

10' 3" x 5' 10" (3.12m x 1.77m)

Female toilets

10' 2" x 5' 10" (3.11m x 1.77m)

Kitchen

Outside bar

9' 10" x 7' 9" (2.99m x 2.35m)

Outside male toilets

7' 3" x 9' 1" (2.20m x 2.77m)

Outside female toilets

5' 10" x 9' 1" (1.78m x 2.77m)

Outside stadium seating

28' 9" x 18' 1" (8.77m x 5.51m)

First floor flat

Open plan kitchen diner living

18' 11" x 10' 8" (5.76m x 3.26m)

Entrance hall

Bathroom

5' 6" x 7' 9" (1.67m x 2.35m)

Bedroom One

16' 1" x 9' 4" (4.90m x 2.85m)

Bedroom Two

11' 8" x 9' 4" (3.56m x 2.85m)

Second floor flat**Open plan kitchen diner living**

13' 7" x 11' 10" (4.14m x 3.61m)

Entrance hall**Bedroom One**

10' 9" x 11' 0" (3.27m x 3.35m)

Bedroom Two

13' 3" x 7' 5" (4.04m x 2.27m)

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, all viewings are strictly by appointment only please.

Council Tax Information

Band : 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.

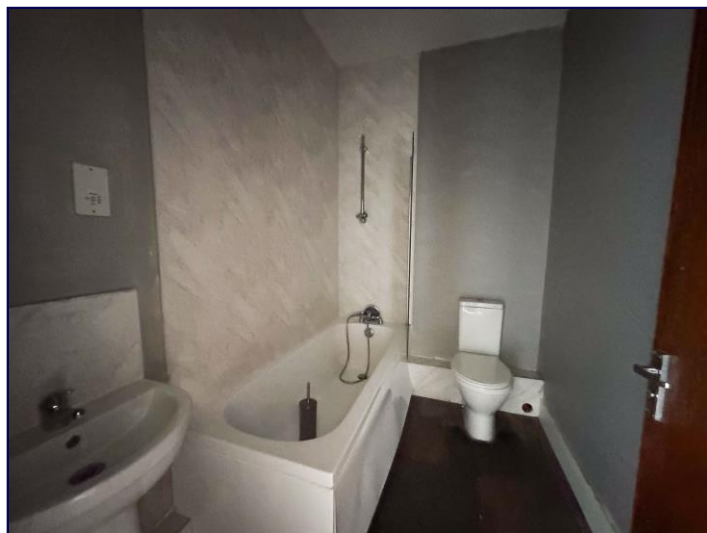
Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

Free Valuations

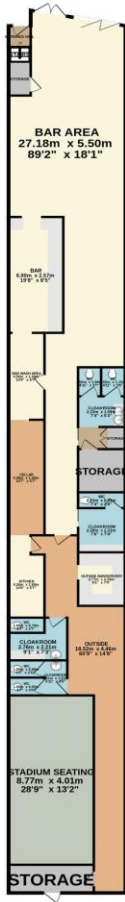
We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

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.



GROUND FLOOR
248.7 sq.m. (2677 sq.ft.) approx.



1ST FLOOR
55.0 sq.m. (592 sq.ft.) approx.



2ND FLOOR
53.7 sq.m. (578 sq.ft.) approx.



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TOTAL FLOOR AREA : 357.4 sq.m. (3847 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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