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



Gilbey Road

Grimsby
DN31 2RW

Auction Guide Price £27,000

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

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

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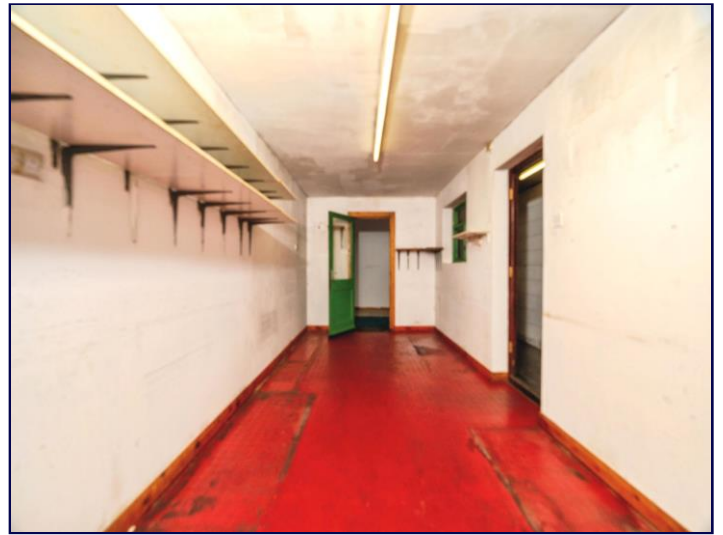
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Property Introduction

Early viewing is advised on this ideal investment opportunity or for those looking for an established residential area to be able to run a take away business, as the premises has been a Chinese take away for many years, but due to retirement has been placed upon the market. The accommodation comprises front shop area, reception room which could be utilised as a living room for the first floor. Large kitchen area and two storage rooms, hallway/prep-room and then to the first floor landing, two bedrooms, or one and a living room, kitchen and bathroom. This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56-day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £500 inc. VAT. These services are optional.

Retail Space

14' 0" x 13' 11" (4.26m x 4.25m)

The former retail space with large window to the front and entry door. The counter for the former Chinese remains in place. Radiator.

Hallway

Providing access to the ground floor reception room and also the kitchen/prep areas and stores.

Living Room

12' 2" x 10' 9" (3.71m x 3.27m)

Doors through to the rear hall and stairs.

Rear Hallway

Door out to the rear yard.

Kitchen Area

32' 5" x 11' 1" (9.87m x 3.39m)

Large kitchen and prep area with window and entry door to the side. (Kitchen equipment as shown in the photos may be left behind but no guarantee can be given as to its condition).

Storage One

19' 5" x 8' 6" (5.91m x 2.59m)

Door and window to the side.

Storage Two

8' 5" x 11' 9" (2.57m x 3.57m)

Window to the side.

Rear entrance hallway

Storage area leading to a porch which offers access out to the yard.

First Floor Landing

Access to the kitchen and bedrooms.

Kitchen (Residential)**Bedroom One**

11' 4" x 14' 0" (3.46m x 4.27m)

Double glazed window and central heating radiator.

Bedroom Two

12' 2" x 10' 11" (3.70m x 3.32m)

Double glazed window. Central heating radiator.

Bathroom

uPVC double glazed window. Central heating radiator. With panelled bath, w.c and wash basin. Tiled walls.

Outside

Side/Rear Yard.

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 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.

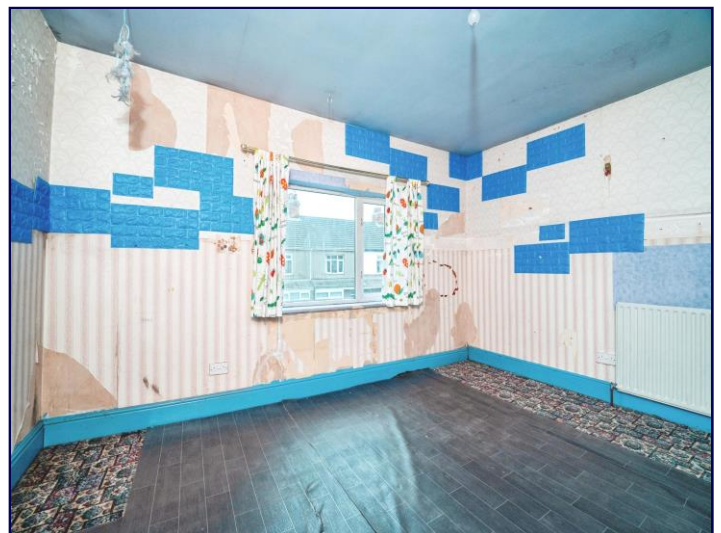
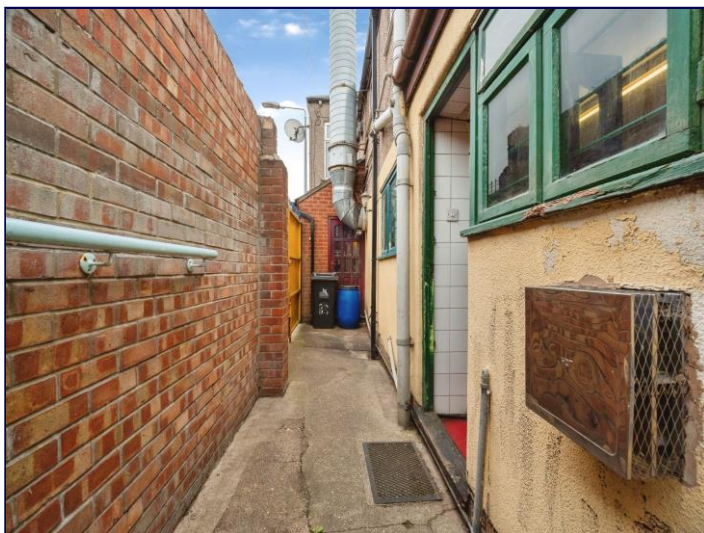
Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

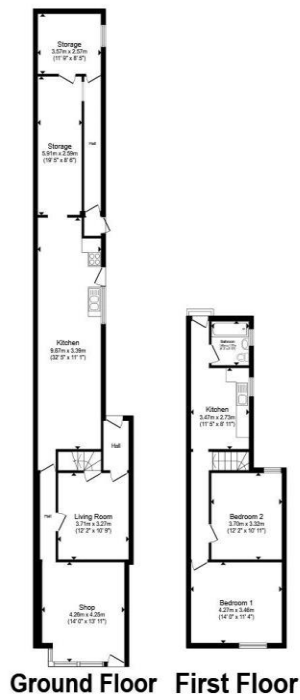
Free Valuations

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.





Total floor area 141.4 m² (1,522 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

