

# FOR SALE

49 FIELDHOUSE ROAD, HUMBERSTON, DN36 4UJ



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## LOCATION

The property is situated within a busy neighbourhood shopping parade on Fieldhouse Road in Humberston. Fieldhouse Road is situated just off North Sea Lane and this parade serves a popular residential area.

Other occupiers in the parade include Lloyds Pharmacy, hair dressers, beauticians and a Chinese takeaway. The Coach House Public House is at the end of the parade and the Countryman Public House is opposite.

Humberston is a dormitory village on the outskirts of the neighbouring towns of Grimsby and Cleethorpes. The local population is around 160,000 people. The economic base has traditionally been centred around the seafood industry, but now encompasses a wide range of employers including engineering, petrochemicals, storage and distribution and the emerging renewables sector. Cleethorpes enjoys a large number of seasonal visitors.

## DESCRIPTION

The property comprises a mid terraced property of traditional brick construction under a pitched concrete tile roof. The accommodation provides a ground floor hot food takeaway with separate self contained living accommodation at first floor. Externally there is a forecourt car parking area. To the rear there is a small garden and a separate garage.

The property is being offered for sale as an investment. The ground floor shop is let for a term of 21 years from 1 May 2007. The current rent is £9,000 pa exclusive and the property is let on effectively a full repairing and insuring basis.

The first floor flat is let by way of an assured shorthold tenancy agreement at a rent of £500 per calendar month.

**Hot food takeaway / residential investment**

**Currently producing £15,000 pa**

**Busy neighbourhood shopping parade in popular village**

**Shop lease expires 30/04/28**

**£200,000 for long leasehold interest**



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NOTICE— All images contained in these particulars are for illustrative purposes only. Prospective purchasers will be asked to provide proof of their identity and evidence of funding in order to comply with the Money Laundering Regulations. Clark Weightman Limited for themselves and for the Vendors of this property whose agents they are giving notice that: (I) the particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute, nor constitute part of, an offer of contract; (II) all descriptions, dimensions, referenced condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (III) no person in the employment of Clark Weightman Limited has any authority to make or give any representation or warranty whatsoever in relation to this property.

## ACCOMMODATION

Ground floor takeaway premises extending to 56.04 sq m (603 sq ft)

First floor living accommodation comprising three bedroom flat with sitting room, kitchen and bathroom.

## ADDITIONAL INFORMATION

**Local Authority:** North East Lincolnshire Council.

**Local Authority Charges:** Shop Rateable Value £4,400. The flat is in Band A for Council Tax purposes.

**Energy Performance Asset Ratings:** Shop TBC: Flat C

**Services:** All mains services are connected to the property. The services have not been tested.

**VAT:** All prices expressed in these particulars are exclusive of VAT. VAT is not applicable to this transaction.

**Tenure:** We have been advised by our clients solicitors that the property is held by way of a long leasehold interest for a term of 999 years from 1 April 1955 at a ground rent of £5 per annum.

## VIEWING AND FURTHER INFORMATION

**Rob Hutchinson**

Operations Manager

07903 141594

robhutchinson@clarkweightman.co.uk

Ref: 06/126

**Carl Bradley**

Director

07971 875863

carlbradley@clarkweightman.co.uk



**01482  
645522**

Chartered Surveyors and  
Commercial Property Consultants  
[www.clarkweightman.co.uk](http://www.clarkweightman.co.uk)