

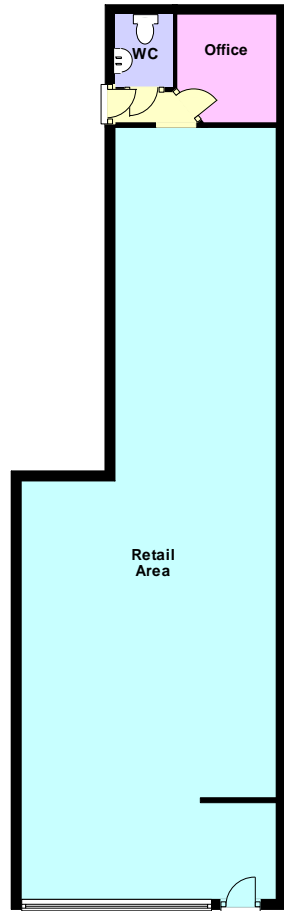
Surveys:

Should you decide to buy a property not available for sale through our Agency, Jackson Green and Preston offer a range of independent valuations and surveys all carried out by fully qualified Chartered Surveyors. To discuss your survey needs, please contact our Survey Department on 01472 311120.

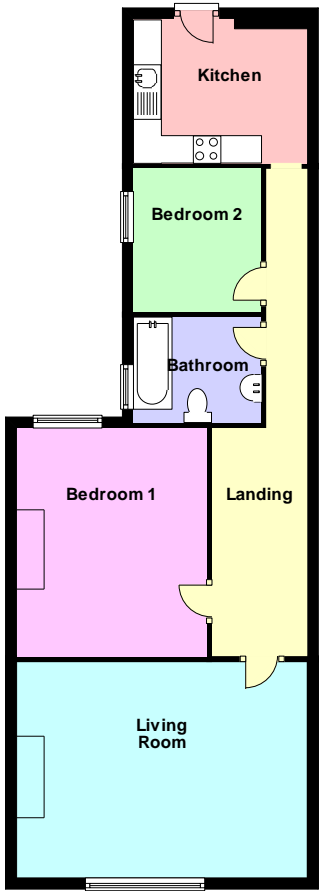
Floor Plans:

Any floor plan provided is for guidance purposes only. It is not to scale and should not be taken as accurately reflecting all the property's features. Measurements are approximate and should not be relied upon.

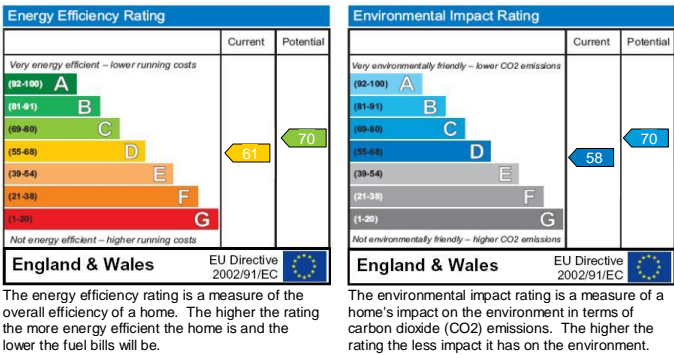
Shop - Ground Floor:



First Floor:



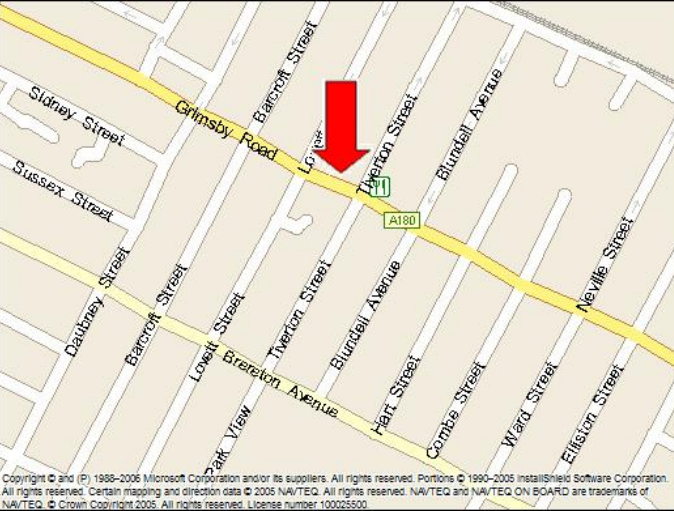
Energy Performance Rating For Flat:



Commercial Energy Performance Rating:



Location:



Estate Agents

Chartered Surveyors

Tel: 01472 311 113

Letting Agents

Auctioneers

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129 GRIMSBY ROAD
CLEETHORPES
DN35 7DG



- GROUND FLOOR SHOP WITH FLAT ABOVE
- CURRENTLY TENANTED
- APPROX 67M² GROUND FLOOR RETAIL SPACE
- OFFICE AND W.C. FACILITIES
- FIRST FLOOR FLAT WITH SEPARATE ACCESS
- 2 BEDROOMS
- GCH & UPVC DOUBLE GLAZING TO FLAT
- REAR YARD
- GARAGE

OFFERS AROUND £95,000

IMPORTANT NOTICE TO BE READ IN CONJUNCTION WITH SALE PARTICULARS

We have taken care to ensure the accuracy of the information contained in these particulars, but we specifically deny liability for any mistakes or errors and strongly advise that all interested parties should satisfy themselves by inspection or otherwise, as to the accuracy of all statements made, prior to entering into any commitment to purchase. In particular, all 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.

We have not carried out any form of survey, and any reference to the condition, use or appearance of the property is made for your guidance only, and no warranties are given or implied by this information. It is not our policy to check the position with regards to any planning permission or building regulation matters. As such all interested parties are advised to make their own enquiries, in order to ensure that any necessary consents have been obtained.

Measurements provided are approximate only and any plan contained is for identification purpose only. We have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot 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.

129 GRIMSBY ROAD, CLEETHORPES

An excellent opportunity to purchase this mixed use property, comprising ground floor retail space with first floor residential. Situated in this good secondary retail position, fronting the main arterial road linking Grimsby and Cleethorpes, the property comprises a ground floor retail space of approximately 67m² with office and w.c. facilities.

Accessed via the rear of the property, the spacious first floor flat comprises kitchen, inner hall, living room, two bedrooms and a bathroom.

The ground floor retail space is currently let, on a two year commercial lease from 3/4/2014, at a rent of £4,160 per annum.

The first floor flat is currently let on an Assured Shorthold Tenancy from 1/4/2014 at £90 per week.

To the rear is a concrete yard and a garage which is accessed via a six foot off Tiverton Street.

AN EXCELLENT MIXED USE PROPERTY, IN THIS GOOD SECONDARY LOCATION.

Ground Floor:**Main Retail Area:**

15.67m (51ft 5in) maximum x 5.2m (17ft 1in) maximum narrowing to 3.29m (10ft 10in)

Offering approximately 67m² of retail space, with a suspended ceiling and a window display area.

**Sales Area 2nd Photo:****Office:**

2.18m (7ft 2in) maximum x 2.02m (6ft 8in) maximum

W.C.:

with a low-flush w.c. and wash hand basin.

First Floor Flat:

Accessed via a shared external staircase. (Shared with first floor flat, 131 Grimsby Road).

Kitchen:

3.16m (10ft 4in) x 2.63m (8ft 8in)

Fitted with a good range of wall and base units incorporating a stainless steel sink, electric oven and hob with extractor above. Plumbing for a washing machine. Partially tiled walls, uPVC double glazed entrance door and a "Biasi" gas combination heating boiler.

**Inner Hallway:****Living Room:**

5.28m (17ft 4in) maximum x 3.94m (12ft 11in)

Having an attractive fireplace, a uPVC double glazed window and a radiator.

**Bedroom 1:**

4.16m (13ft 8in) x 3.45m (11ft 4in)

With a uPVC double glazed window and a radiator.

**Bedroom 2:**

2.61m (8ft 7in) x 2.31m (7ft 7in)

With a uPVC double glazed window and a radiator.

Bathroom:

Fitted with a three-piece suite comprising panelled bath, low-flush w.c. and a wash hand basin. With partially tiled walls, uPVC double glazed window and a radiator.

**Rear Yard:**

The rear yard is mainly laid to concrete, providing off-road parking and containing a detached garage, accessed via a six foot off Tiverton Street.

Tenure:

Believed to be Freehold - All interested parties are advised to make their own enquiries.

Commercial Rateable Value:

Rateable Value £3,300 per annum.

Information provided by North East Lincolnshire Council on the 13th February 2014

All interested parties are advised to make their own enquiries.

Council Tax Band For The Flat – A:

This information was obtained on the 17th February 2014 and is for guidance purposes only. Purchasers should be aware that the banding of the property could change if information is brought to light that makes it clear to the Valuation Office Agency that an error was made with the original allocation. Additionally, there may be circumstances when the Council Tax can be altered on change of ownership. All interested parties are advised to make their own enquiries. See www.gov.uk/council-tax-bands

To View:

Strictly by appointment with the Agents. Telephone 01472 311113 to arrange.

Property Management:

Are you a Landlord tired of dealing with your tenants?...Jackson, Green and Preston can provide a comprehensive management service and will be delighted to discuss your management needs. Please do not hesitate to contact our Property Management Department on Grimsby 311116 or by e-mail (rented@jacksonsgreenpreston.co.uk) for some informal advice. Further information is also available on our website at www.jacksonsgreenpreston.co.uk/info_landlords.php

Mortgage Advice:

Are you aware of the advantages of the Government backed "HELP TO BUY" Mortgage Scheme. If you have any questions on the "HELP TO BUY" Scheme or require any mortgage assistance, we are pleased to be able to introduce all our clients to a local Mortgage Broker, with a well deserved local reputation for offering expert, impartial advice. Please contact our office for further details on 01472 311113.