

87 Brereton Avenue,
Cleethorpes, DN35 7RN

FOR SALE

Prominent corner position

Extends to approximately
100.3 sq m (1,168 sq ft) overall

Comprising retail area & ancillary
accommodation to the
ground floor

Three bedroom flat split over two
floors

Guide Price £130,000

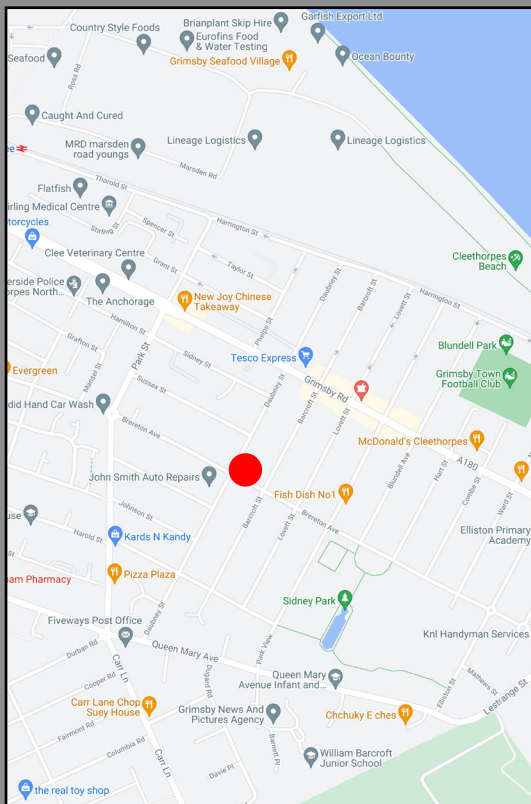


Scotts
01472 267000



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LOCATION/DESCRIPTION

The property occupies a prominent corner position on the northern side of Brereton Avenue within a mainly residential area close to the A180 which is the main arterial road between Grimsby and Cleethorpes.

The property comprises a two storey end of terrace mixed use premises with retail accommodation to the ground floor and a three bedroom flat over split over two floors to the rear.

The ground floor retail area benefits from dual aspect glazing and has been fitted out as a hot food takeaway with a store and WC to the rear. The flat is accessed from the side elevation with a kitchen, dining room and lounge to the ground floor with three bedrooms and a bathroom to the first floor.

Externally the property has a concrete parking area to the rear with space for one vehicle.

Nearby occupiers are mainly residential in nature although Today's Local and Brereton Motors are nearby.

ACCOMMODATION

Ground Retail	16.2 sq m	(174 sq ft)
Ground Ancillary	12.1 sq m	(130 sq ft)
Ground Residential	29.6 sq m	(318 sq ft)
First Residential	42.4 sq m	(546 sq ft)

DISPOSAL TERMS

The premises are offered For Sale at a guide price of £130,000.

RATEABLE VALUE

The new occupier will be responsible for the payment of Business Rates at the property. The premises are listed within the Rating List as 'Shop & Premises' with a Rateable Value of £1,650 (Source VOA website), although the premises will require reassessment should a change of use take place / the new occupier may be eligible for Small Business Rates Relief but should make contact with North East Lincolnshire Council for confirmation.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred together with any Stamp Duty Land Tax that may be payable.

ENERGY PERFORMANCE RATING: Retail premises to be confirmed
Flat D (55)

FURTHER INFORMATION AND TO VIEW

Contact Kerry Burnett-Cox kerry@scotts-property.co.uk 07749 725316 or Lawrence Brown lawrence@scotts-property.co.uk 07710 312712.

Offices: Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimsby** 12 Town Hall Street, DN31 1HN **CS.6838**

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