

93 Grimsby Road,  
Cleethorpes, DN35 7DD

# FOR SALE

Highly prominent retail/office premises

Ground floor extends to approximately  
80.8 sq m (869 sq ft) overall

Comprising retail area and ancillary  
accommodation on the ground floor

Two bedroom flat on the first floor

Car parking for up to 5 vehicles

Nearby occupiers include Tesco  
Express as well as a number of local  
retailers

**Guide Price £155,000**

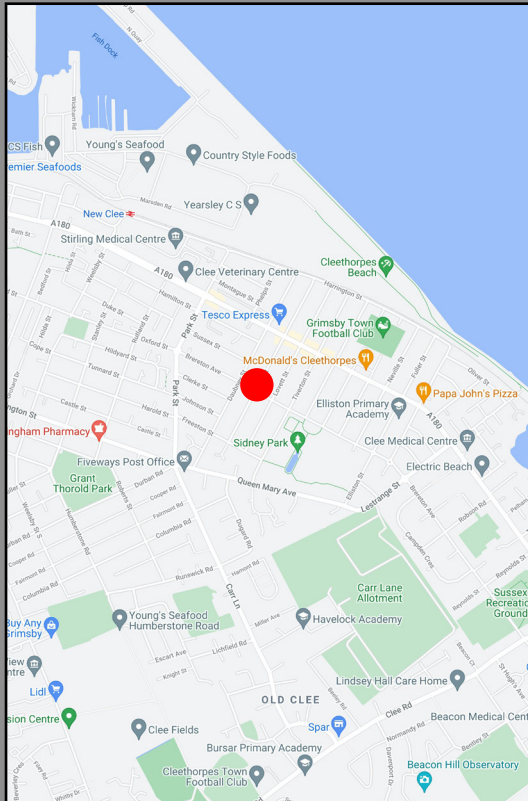


**Scotts**  
01472 267000



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www.scotts-property.co.uk

## LOCATION/DESCRIPTION

The property occupies a prominent position on the northern side of Grimsby Road within a mixed residential and commercial area which is the main arterial road leading onto the town of Cleethorpes from the A180.

The property comprises a purpose built two storey mixed use premises with retail/office accommodation to the ground floor and a two bedroom flat on the first floor.

The ground floor benefits from extensive glazing to three elevations and has been fitted out for use as a hot food takeaway with small seating area and ancillary accommodation. The first floor is currently laid out to provide two bedroom residential accommodation accessible either by an internal doorway or alternatively via an external door from Barcroft Street. The premises have the ability to be separated and to become entirely self-contained.

Externally, the property is served by a concrete parking area to the west of the building with space for up to 5 vehicles.

Nearby occupiers include Tesco Express, Lifestyle Express, Cleethorpes Social Club and a variety of local retailers and residential premises.

## ACCOMMODATION

Ground Floor Retail	77.8 sq m	(837 sq ft)
Ground Floor Ancillary	3.0 sq m	(32 sq ft)
First Floor Flat	59.0 sq m	(635 sq ft)

## DISPOSAL TERMS

The premises are offered For Sale at a guide price of £155,000.

## 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 'Restaurant and premises' with a Rateable Value of £7,000 (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.

<b>ENERGY PERFORMANCE RATING:</b>	Ground Floor	D
	First Floor	C

## LEGAL COSTS

In the event of a freehold sale then each party will be responsible for their own legal costs incurred together with any Stamp Duty Land Tax that may be payable.

## FURTHER INFORMATION AND TO VIEW

Contact Kerry Burnett-Cox [kerry@scotts-property.co.uk](mailto:kerry@scotts-property.co.uk) 07749 725316 or Lawrence Brown [lawrence@scotts-property.co.uk](mailto:lawrence@scotts-property.co.uk) 07710 312712

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