

Unit 1 Carnforth Crescent,
Grimsby, DN34 5LA

FOR SALE

End-terrace mixed use property

Extends to approximately
124.0 sq m (1,335 sq ft) overall

Forms part of an established
retail parade

Open-plan retail and ancillary
accommodation to the ground floor

Three bedroom flat to the first floor

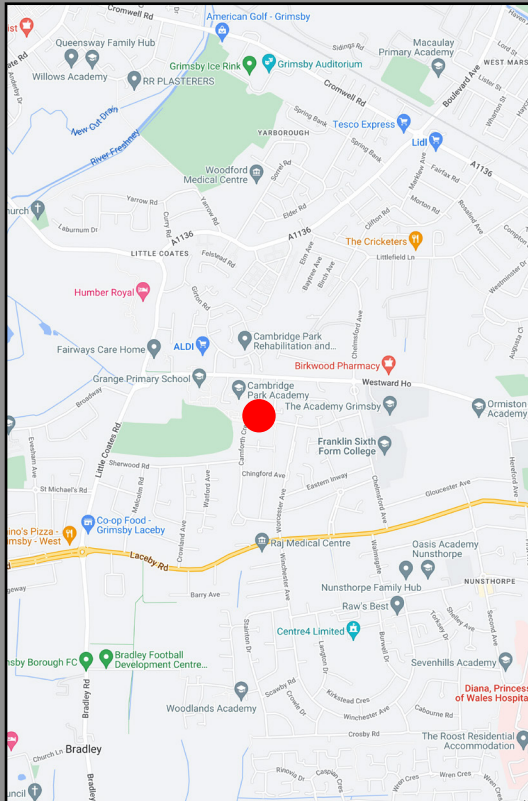
Guide Price £85,000

Scotts
01482 325634



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www.scotts-property.co.uk

LOCATION/DESCRIPTION

The property forms part of an established neighbourhood retail parade within a densely populated residential area. The property is situated on the northern side of Carnforth Crescent adjacent to the rear entrance of Cambridge Park Academy. Carnforth Crescent is 1 mile to the south west of Grimsby town centre while the A46 is located ¼ mile to the south.

The property comprises a two-storey, end-terrace, mixed use residential/commercial property offering ground floor retail accommodation with store and WC while the first floor comprises a lounge, kitchen, bathroom and three bedrooms.

There is a communal car parking area to the front of the property.

Nearby occupiers include Sidhu's chip shop and a Premier convenience store.

ACCOMMODATION

Ground Retail	58.9 sq m	(634 sq ft)
Ground Ancillary	6.0 sq m	(65 sq ft)
First Residential	59.1 sq m	(636 sq ft)

DISPOSAL TERMS

The premises are offered For Sale at a guide price of £85,000, subject to leases, reflecting a gross yield of 12.2%

Property	Tenant	Lease Term	Expiry	Rent	Business Rate/Council Tax	EPC
Ground Floor	Vacant	N/A	N/A	N/A	£3,300 p.a.	C
First Floor	Residential	AST	Rolling	£5,200 p.a.	£1,335.61 p.a.	D

Copies of the leases will be made available to bona fide parties on request.

LEGAL COSTS

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

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