

87 Brereton Avenue,  
Cleethorpes, DN35 7RN

# FOR SALE

Prominent corner location

Extends to approximatly  
100.3 sq m (1,168 sq ft)

Ground floor retail with ancillary  
space

Three-bedroom flat over two  
floors to the rear

Ideal for mixed-use investment  
or residential/retail use

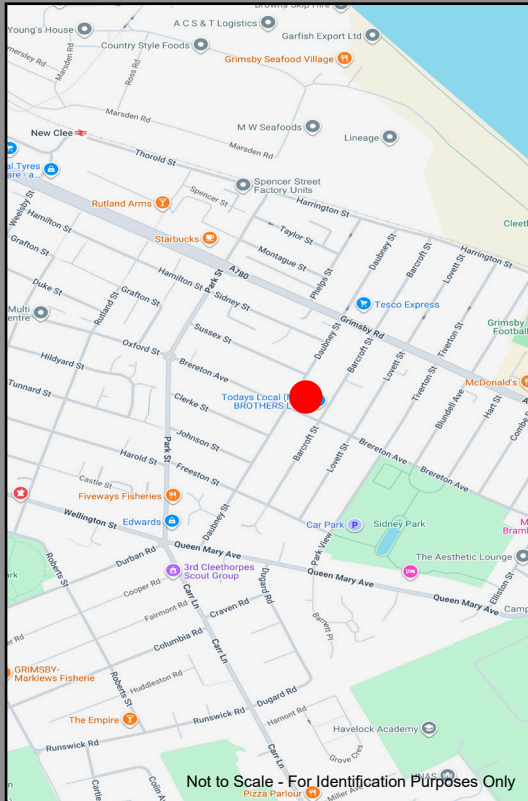
Guide Price £95,000

**Scotts**  
01472 267000



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www.scotts-property.co.uk

## LOCATION

The property occupies a prominent corner position on the northern side of Brereton Avenue, within a densely populated residential area. It benefits from excellent road connections, being close to the A180, the main arterial route linking Grimsby and Cleethorpes. Local amenities, schools, and transport links are all within easy reach, making it a practical choice for both investment and residential use.

## DESCRIPTION

A two-storey end-of-terrace property offering a combination of retail and residential accommodation. The ground floor comprises a retail unit with dual-aspect glazing, previously fitted as a hot food takeaway, including a store and WC to the rear. At the rear, a three-bedroom flat spans two floors, featuring a kitchen, dining room, and lounge on the ground floor, with three bedrooms and a bathroom on the first floor. Externally, a concrete parking area provides space for one vehicle. The layout makes the property ideal for a mixed-use investment or owner-occupier with retail and residential potential.

## ACCOMMODATION

Floor	Description	Area (sq m)	Area (sq ft)
Ground Floor	Retail Area	16.2	174
Ground Floor	Ancillary	12.1	130
Ground Floor	Residential	29.6	318
First Floor	Residential	42.4	546
<b>Total</b>		<b>100.3</b>	<b>1,168</b>

## TENURE

Offered for sale on a freehold basis.

## RATEABLE VALUE

The property is listed as 'Shop & Premises' with a Rateable Value of £1,650 (Source: VOA). The new occupier may be eligible for Small Business Rates Relief but should confirm with North East Lincolnshire Council.

## LEGAL COSTS

Each party is responsible for their own legal costs, including any applicable Stamp Duty Land Tax (SDLT).

## VAT

All figures are exclusive of VAT, if applicable.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

- Retail: D (94)
- Flat: D (55)

## FURTHER INFORMATION / VIEWINGS

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