

64 St Peter's Ave,
Cleethorpes, DN35 8HP

FOR SALE

Prominent St Peter's Avenue
location

Three-storey semi-detached
property

Planning consent for 4 flats
(incl. duplex)

Currently arranged as 9 offices

Total area approx. 205.6 sq m
(2,212 sq ft)

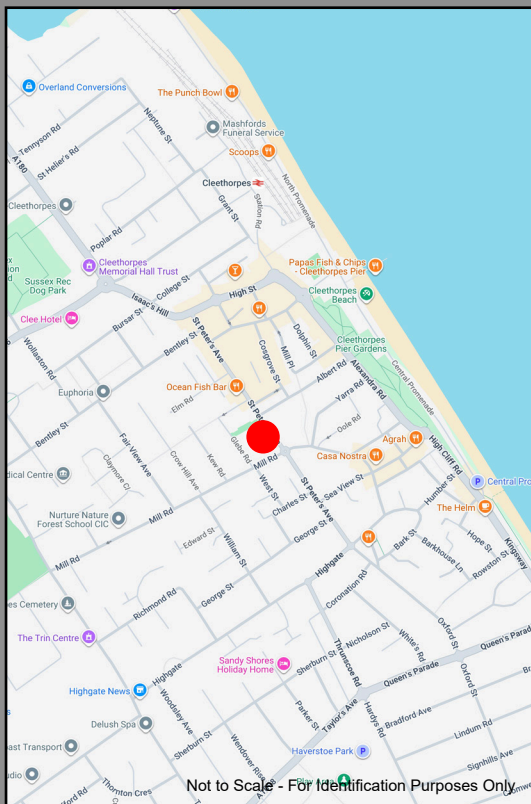
Guide Price: £260,000

Scotts
01472 267000



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LOCATION

Cleethorpes is a popular and vibrant tourist location attracting visitors from across the north of England for its golden sands and leisure facilities. The property occupies a prominent position in the heart of the town centre, close to the prime retail pitches of St Peter's Avenue and Sea View Street and within easy reach of the seafront. Nearby occupiers include Cleethorpes Town Hall, St. Peter's Primary School and Children's Centre, St Peter's Church and a variety of local and national retailers. The premises form a semi-detached traditional property with planning permission to convert the existing three-storey office complex into four flats (including one duplex), with the approved scheme providing a shared ground-floor lobby and rear car parking.

DESCRIPTION

The premises comprises a three-storey office building, currently arranged to provide 9 offices that can be individually let, with private parking to the rear. The building benefits from planning permission for conversion into 4 flats (one of which would be a duplex) under planning reference DM/0329/25/FUL, including a shared lobby on the ground floor and car parking with a minimum of 1 car space per flat and additional spaces for visitors.

FLAT	SIZE(sq m)	SIZE(sq ft)	FLOOR	ROOMS & DESCRIPTION
Flat 1	37.9	408	Ground floor (front)	1 bedroom with en-suite, living room, kitchen
Flat 2	44.9	483	Ground floor (rear)	1 bedroom with en-suite, living room, kitchen
Flat 3	48.3	520	Ground floor (rear)	1 bedroom, living room, kitchen, bathroom
Flat 4	74.5	801	First-floor duplex (front)	First floor: living room; Second floor: 2 bedrooms, bathroom
Total	205.6	2,212		

DISPOSAL TERMS

The property is offered For Sale freehold with full vacant possession at a guide price of £260,000.

RATEABLE VALUE

The individual offices are currently listed separately within the Rating List. The premises will require reassessment for council tax purposes should a change of use take place and the property be converted into flats.

ENERGY PERFORMANCE CERTIFICATE (EPC) - C (65)

LEGAL COSTS

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

FURTHER INFORMATION AND TO VIEW

Lawrence Brown lawrence@scotts-property.co.uk 07710 312712
Jordan Clarke jordan@scotts-property.co.uk

NOTE: The landlord of this property is a connected person under the Estate Agents Act 1979.

Offices: Hull 66 - 68 Humber Street, HU1 1TU Scunthorpe Sovereign House, Arkwright Way, DN16 1AL Grimsby 12 Town Hall Street, DN31 1HN **CS.7245**

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