

2 Cross Coates Road,
Grimsby, DN34 4QG

FOR SALE

Investment property in a
high-profile location

Freehold with ground floor
tenancy producing £10,000 p.a

Ground floor sales area
47.0 sq m (506 sq ft)

Ground floor ancillary
12.0 sq m (129 sq ft)

Opportunity to let first-floor flat

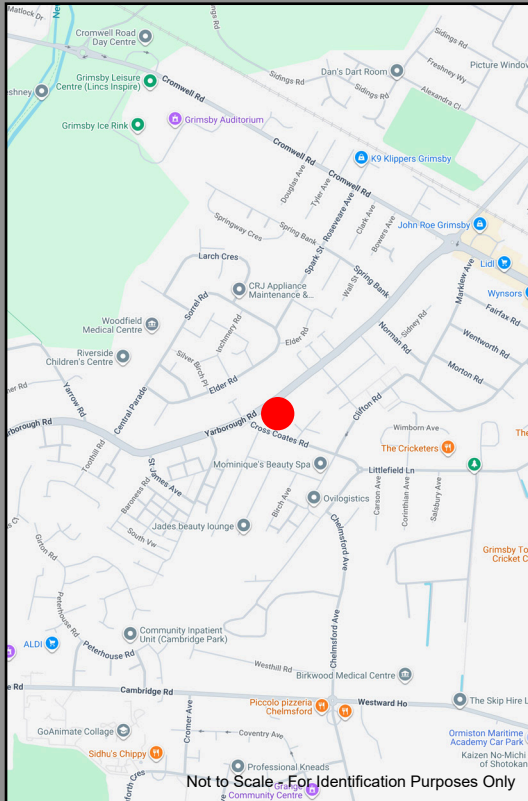
Guide Price £150,000

Scotts
01472 267000



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LOCATION

The property is located at the junction of Cross Coates Road and Littlecoates Road, approximately 1 mile west of Grimsby town centre. The premises form part of a small, established local shopping centre serving a high-density residential catchment. Nearby occupiers include a Spar convenience store together with a number of hairdressers, hot food takeaways, and other local retailers.

DESCRIPTION

The property comprises a two-storey building of brick construction beneath a pitched, concrete-tiled roof. The ground floor is accessed directly from an open forecourt with a single-glazed timber shopfront and security shutters. To the rear of the sales area is ancillary accommodation. The first-floor accommodation is self-contained and accessed via an entrance door to the side, leading to a flat with lounge, kitchen, two bedrooms, and bathroom. The upper floors are ready for immediate occupation.

ACCOMMODATION

Ground Floor	Sales Area	47.0 sq m	506 sq ft
Ground Floor	Ancillary	12.0 sq m	129 sq ft
First Floor	2 Bedroom Flat		

TENURE

The ground floor premises are currently let under an effective full repairing and insuring lease at a passing rent of £10,000 per annum. This lease expires on 02 July 2029.

RATEABLE VALUE

The ground floor is described as 'Shop & Premises' with a Rateable Value of £6,700 (Source: VOA). The tenant is responsible for payment of business rates. The first-floor flat is within Council Tax Band A.

DISPOSAL TERMS

The freehold of the property, subject to the current occupation, is offered for sale at a guide price of £150,000.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Ground floor: C (64) First-floor flat: D (66)

LEGAL COSTS

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

FURTHER INFORMATION / VIEWINGS

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

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