

483-491 Grimsby Road,  
Cleethorpes, DN35 8AJ

# FOR SALE

Retail/residential investment

3 retail and 2 residential fully  
occupied units

Situated on main arterial road  
leading to Cleethorpes

Prominent roadside frontage

Car parking to rear

Current gross income £31,600  
per annum with potential for  
growth

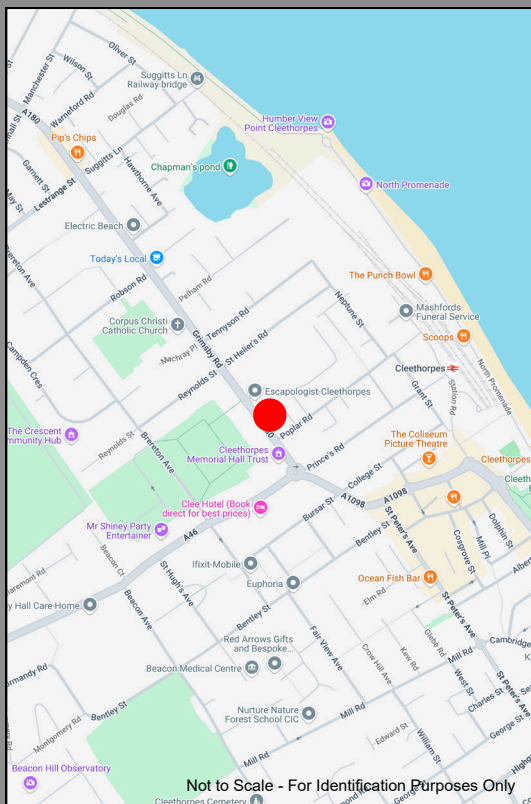
**PRICE £360,000**

**Scotts**  
01472 267000



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www.scotts-property.co.uk

## LOCATION

Grimsby Road is the main arterial road, forming an extension of the A180 linking the towns of Grimsby and Cleethorpes which together make up part of the main conurbation within North East Lincolnshire. The property is situated close to Isaacs Hill, on the junction of Poplar Road ¼ of a mile north west of Cleethorpes town centre and 2 miles east of Grimsby town centre. The surrounding area provides a mix of retail and residential accommodation.

## DESCRIPTION

The property comprises a terrace of 3 retail units fronting directly onto Grimsby Road and two residential flats above. At the rear of the property is car parking with spaces allocated to each individual unit and the flats are self-contained.

## ACCOMMODATION

### Address

487-489 Clee Off Licence and Convenience Store  
491 Naughty But Nice  
493 Clee Fisheries  
Flat 1  
Flat 2

### Rent Passing

£11,500 p.a.  
£6,000 p.a.  
£11,500 p.a.  
£5,400 p.a.  
£5,100 p.a.

### Lease Expiry

June 2026  
-  
September 2029  
Let on an AST  
Let on an AST

## DISPOSAL TERMS

The property is offered for sale subject to the existing tenancies at a price of £360,000.

## RATEABLE VALUES / COUNCIL TAX

Each individual occupier is responsible for paying rates or council tax related to their own occupation.

### Address

487-489 Clee Off Licence and Convenience Store  
491 Naughty But Nice  
493 Clee Fisheries  
Flat 1  
Flat 2

### Rateable Value

£6,200  
£2,800  
£4,700  
-  
-

### Council Tax Band

-  
-  
-  
A  
A

## LEGAL COSTS

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

## ENERGY PERFORMANCE RATINGS:

### Address

487-489 Clee Off Licence and Convenience Store  
491 Naughty But Nice  
493 Clee Fisheries  
Flat 1  
Flat 2

### EPC

D  
Expired was C  
C  
D  
D

## FURTHER INFORMATION AND TO VIEW CONTACT:

Lawrence Brown

[lawrence@scotts-property.co.uk](mailto:lawrence@scotts-property.co.uk)

07710 312712

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