

174-176 Cleethorpe Road
Grimsby
North East Lincolnshire
DN31 3HW



FOR SALE (due to relocation)

- Sales area approx. 138.7sq.m/1492sq.ft
- Secondary sales approx. 69sq.m/740sq.ft on the first floor
- Ancillaries/workshops & offices approx. 51.3sq.m/551sq.ft
- First floor stores/potential offices approx. 1257sq.ft
- Outbuildings and rear vehicular access.
- Investment/development potential
- Freehold
- EPC Rating C

PRICE: £145,000

TURNER
EVANS
STEVENS
LIMITED

Estate Agents
Valuers
Auctioneers
Surveyors

GRIMSBY

21 St Mary's Gate DN31 1JE
T 01472 362020 F 362040

LINCOLN

33 Silver Street LN2 1EW
T 01522 511665 F 511830

LOUTH

6 Cornmarket LN11 9PY
T 01507 601633 F 603917
also

1 Queen Street LN11 9AU
T 01507 602264 F 600036

MABLETHORPE

16b Victoria Road LN12 2AQ
T 01507 473476 F 479852

SKEGNESS

32 Roman Bank PE25 2SL
T 01754 766061 F 610382

SPILSBY

34 High Street PE23 5JH
T 01790 752151 F 754537

SUTTON ON SEA

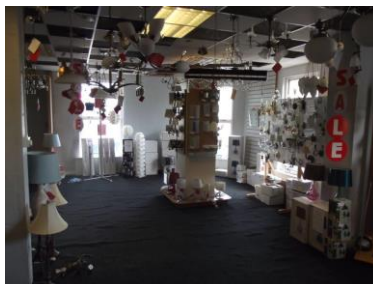
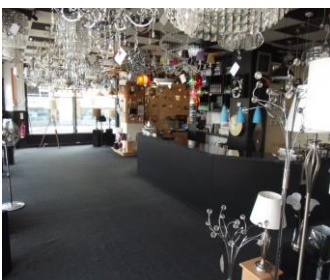
2 Evergreen Walk
High Street LN12 2SW
T 01507 441166 F 443481

WOODHALL SPA

10 The Broadway LN10 6ST
T 01526 354111 F 354222

www.tes-property.co.uk

DESCRIPTION	This highly visual retail property is found in a corner location with a wide sales frontage, secondary first floor sales, extensive ancillaries and first floor storage/potential office accommodation and rear loading access.
ACCOMMODATION	
GROUND FLOOR	
SALES SHOP	Approx. 1.38.7sq.m/1492sq.ft with a wide main frontage of some 13.3m/43ft8inchs plus a return frontage, which is shuttered. The shop includes a corner entrance, a suspended ceiling, there is a wide timber sales staircase to the first floor off and a central counter area.
ANCILLARIES	Office off approx. 4.4sq.m/47.3sq.m
WORKSHOP STORE	Approx. 25.43sq.m/274sq.ft
KITCHEN	Approx. 21.41sq.m/230sq.ft
FIRST FLOOR	
SECONDARY SALES AREA	Approx. 69sq.m/740sq.ft, found on the corner of the building with a suspended ceiling
STORE ROOM/OFFICES	Approx. 52.5sq.m/565sq.ft with a former lift hatch from the ground floor below, first floor fire escape and WC off and windows to side elevation
STORE TWO	Approx. 64.26 sq.m/691sq.ft with windows to the frontage and a secondary staircase from the ground floor.
OUTSIDE	There are various outbuildings and an enclosed vehicular access at the rear of Strand Street and an outside WC.
SERVICES	All mains services connected and available with gas fired central heating installed to
RATEABLE VALUE	From enquiries of the Valuation Office website we understand the property is assessed as follows:- Description:- Shop & Premises RV:- £8,200.00



TENURE We are advised the property is Freehold.

VAT Would purchasers please note that all figures or prices quoted are net of VAT unless otherwise specifically stated.

GENERAL REMARKS These spacious retail premises have in the past been used for a motor cycle showroom and workshop facilities and are now for sale due to re-location. The building would suit a variety of uses, subject to appropriate consents and approvals and may be suitable for development/investment and the conversion to flats on the upper parts, subject to appropriate consents and enquiries.

PRICE £145,000

VIEWINGS Strictly by appointment with the agents at the Grimsby office on 01472 362020.

Energy Performance Certificate

Non-Domestic Building



Elegant Lighting
174-176 Cleethorpe Road
GRIMSBY
DN31 3HW

Certificate Reference Number:
9310-3053-0355-0800-0725

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

◀ 63

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 443
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 52.3

Benchmarks

Buildings similar to this one could have ratings as follows:

27 If newly built

80 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

INFORMATION & SERVICES

- MEASUREMENTS** Measurements are approximate with the metric conversion shown in brackets, taken wall to wall unless otherwise indicated.
- THINKING OF SELLING?** If you wish to sell your home, let us know as soon as possible. We may already have a buyer waiting. Simply ask for a Free Marketing Appraisal and our dedicated property sales team will do the rest.
- MORTGAGES & FINANCE** If you require independent mortgage advice, please contact our independent mortgage adviser who can provide a free, no obligation, consultation on mortgages and insurances related to your life and home. If you have already received advice on these matters you can still ask for a free health check to ensure you have the best deal as our mortgage advice is totally independent. Call to book an appointment.
- SURVEYS** We provide an efficient and comprehensive service that doesn't cost the earth but could save you a fortune. Please ask for further details. Our surveyors carry out thousands of surveys and valuations throughout Lincolnshire every year and have experience of the market and property which is second to none.
- MANAGEMENT & LETTING** We have a wide variety of properties to let on our books, from small flats to large houses. If you have a property that you would like us to rent out, register it with us for hassle free renting, at terms which you will find hard to beat.
- COMMERCIAL** We deal with all aspects of commercial property from sales and lettings, schedules of condition, dilapidations and rent reviews. Our dedicated commercial team provide a first class service covering the whole county.
- ARCHITECTURAL PLANNING** If you are extending for building, we can arrange for a full design and supervision service from an extension to a complete new home build and we provide the architects and surveyors certificates on completion.
- INTERNET** All our properties are advertised on our website at www.tes-property.co.uk and www.rightmove.co.uk. We can also be contacted by e-mail, see our website. But for a more personal service, please call in or telephone our sales office.
- DISCLAIMER** Notice is hereby given that these particulars are set out for the guidance of proposed purchasers and, although due care is taken in their preparation and they are believed to be correct, proposed purchasers must not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. These particulars are issued on the understanding that all negotiations are carried out through the agents Turner Evans Stevens but they do not constitute an offer or contract. Any price quoted in these particulars is subject to contract. No person employed by Turner Evans Stevens Limited has any authority to make or give any representation or warranty whatsoever in relation to this property.

