

147 Park Street,
Cleethorpes, DN35 7LX

FOR SALE

Shop and flat opportunity

Ground floor retail/ancillary
76.4 sq m (822 sq ft)

Available due to retirement

Self-contained living
accommodation above

Currently generating
£6,240 p.a.

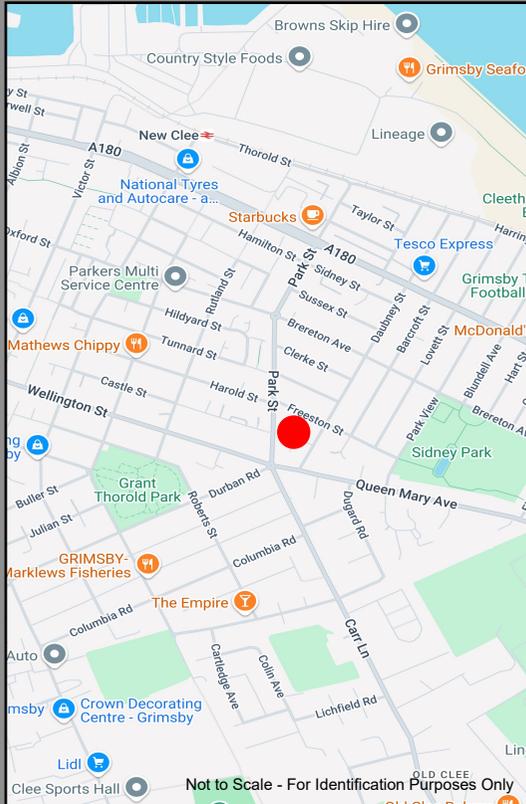
Guide Price £95,000

Scotts
01472 267000



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LOCATION

The property is situated on the eastern side of Park Street approximately 1½ miles west of Cleethorpes town centre and 2 miles east of Grimsby town centre with excellent access to the A180 which is situated ½ a mile to the north. The surrounding area is predominantly residential but the premises are situated within a small local retail parade.

DESCRIPTION

The property is of cavity brick construction over 2 floors with a pitched roof to the main and a single storey extension at the rear. The premises has retail and ancillary accommodation to the ground floor benefitting from a Upvc shop front. At first floor level is a separately accessed self-contained flat comprising lounge, kitchen, shower room and bedroom.

ACCOMMODATION

In more detail the accommodation comprises

Ground	Sales Area	52.1 sq m	561 sq ft
Ground	Ancillary	24.3 sq m	261 sq ft
First	Flat	32.0 sq m	344 sq ft

DISPOSAL/LEASE TERMS

The property has become available as a result of the retirement of operators of the ground floor shop and is available with vacant possession of the ground floor and subject to the tenancy of the flat at a guide price of £95,000. The flat is let at a rent of £120 per week inclusive of VAT. Should an interested party wish to acquire the shop fixtures and fittings etc of the ground floor operator then separate negotiations can be undertaken.

RATEABLE VALUE

The property is entered in the rating list as Shop and Premises with a rateable value of £4,050. The flat is entered in the council tax list within band A. In both instances the billing authority is North East Lincolnshire Council. A qualifying small business will benefit from small business rates relief.

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 RATING:

Ground Floor Shop - D – First Floor Flat - D

FURTHER INFORMATION AND TO VIEW

Contact: Lawrence Brown lawrence@scotts-property.co.uk 07710 312712

Offices: Hull 66 - 68 Humber Street, HU1 1TU Scunthorpe Sovereign House, Arkwright Way, DN16 1AL Grimsby 12 Town Hall Street, DN31 1HN CS.7182

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