

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

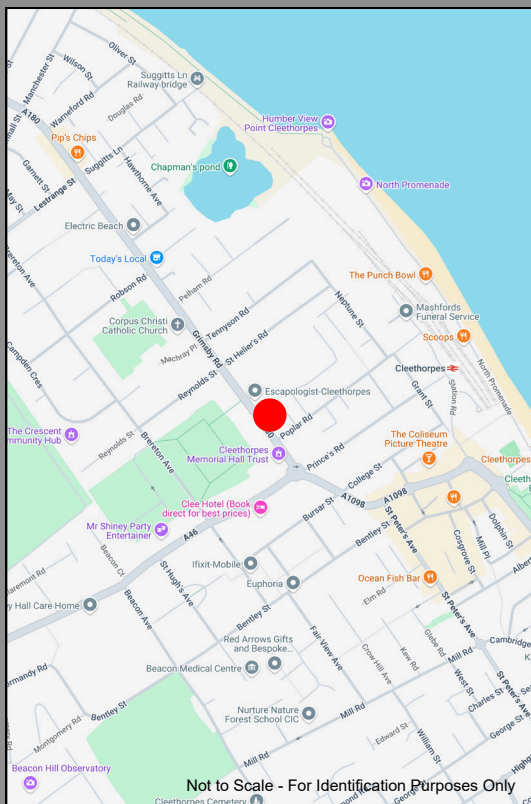
PRICE £360,000

Scotts
01472 267000



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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	Rent Passing	Lease Expiry
487-489 Clee Off Licence and Convenience Store	£11,500 p.a	June 2026
491 Naughty But Nice	£6,000 p.a.	-
493 Clee Fisheries	£11,500 p.a	September 2029
Flat 1	£5,400 p.a.	Let on an AST
Flat 2	£5,100 p.a.	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	Rateable Value	Council Tax Band
487-489 Clee Off Licence and Convenience Store	£5,600	-
491 Naughty But Nice	£2,500	-
493 Clee Fisheries	£4,200	-
Flat 1	-	A
Flat 2	-	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	EPC
487-489 Clee Off Licence and Convenience Store	D
491 Naughty But Nice	Expired was C
493 Clee Fisheries	C
Flat 1	D
Flat 2	D

FURTHER INFORMATION AND TO VIEW CONTACT:

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