

87 Brereton Avenue,  
Cleethorpes, DN35 7RN

# FOR SALE

Prominent corner location

Extends to approximately  
100.3 sq m (1,168 sq ft)

Ground floor retail with ancillary  
space

Three-bedroom flat over two  
floors to the rear

Ideal for mixed-use investment  
or residential/retail use

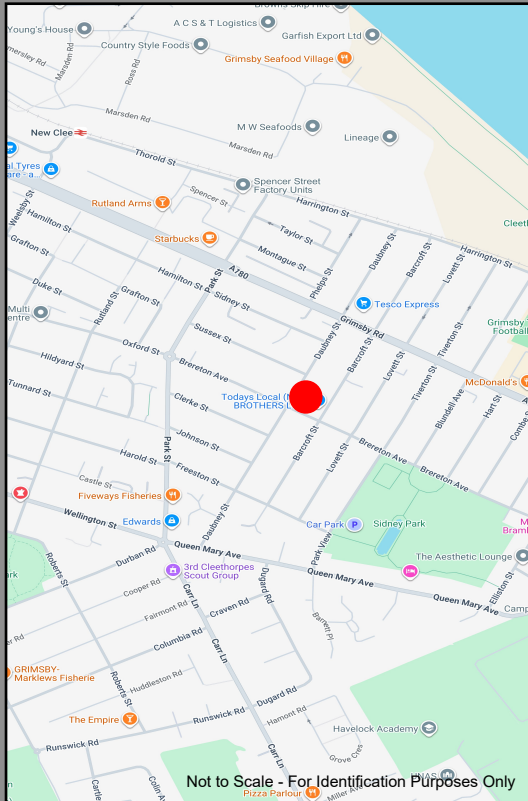
**Guide Price £95,000**

**Scotts**  
01472 267000



87 Brereton Avenue,  
Cleethorpes, DN35 7RN

FOR SALE



**Scotts**  
01472 267000  
www.scotts-property.co.uk

## LOCATION

The property occupies a prominent corner position on the northern side of Brereton Avenue, within a densely populated residential area. It benefits from excellent road connections, being close to the A180, the main arterial route linking Grimsby and Cleethorpes. Local amenities, schools, and transport links are all within easy reach, making it a practical choice for both investment and residential use.

## DESCRIPTION

A two-storey end-of-terrace property offering a combination of retail and residential accommodation. The ground floor comprises a retail unit with dual-aspect glazing, previously fitted as a hot food takeaway, including a store and WC to the rear. At the rear, a three-bedroom flat spans two floors, featuring a kitchen, dining room, and lounge on the ground floor, with three bedrooms and a bathroom on the first floor. Externally, a concrete parking area provides space for one vehicle. The layout makes the property ideal for a mixed-use investment or owner-occupier with retail and residential potential.

## ACCOMMODATION

Floor	Description	Area (sq m)	Area (sq ft)
Ground Floor	Retail Area	16.2	174
Ground Floor	Ancillary	12.1	130
Ground Floor	Residential	29.6	318
First Floor	Residential	42.4	546
<b>Total</b>		<b>100.3</b>	<b>1,168</b>

## TENURE

Offered for sale on a freehold basis.

## RATEABLE VALUE

The property is listed as 'Shop & Premises' with a Rateable Value of £1,850 (Source: VOA). The new occupier may be eligible for Small Business Rates Relief but should confirm with North East Lincolnshire Council.

## LEGAL COSTS

Each party is responsible for their own legal costs, including any applicable Stamp Duty Land Tax (SDLT).

## VAT

All figures are exclusive of VAT, if applicable.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

- Retail: D (94)
- Flat: D (55)

## FURTHER INFORMATION AND TO VIEW

Contact Lawrence Brown [lawrence@scotts-property.co.uk](mailto: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.7230

Disclaimer: Scotts, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of Scotts has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.