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17
388

98 Oxford Street, Grimsby, DN32 7PB
Asking Price £125,000

Tenure: Freehold
EPC: To be confirmed
Council Tax Rating : N/A

98 Oxford Street, Grimsby, DN32 7PB

This substantial mixed-use commercial property presents an excellent investment opportunity, comprising a ground floor retail unit currently operating as a beauty shop together with two self-contained residential flats. Positioned within a prominent and accessible location, the property offers a versatile combination of commercial and residential accommodation, making it ideal for investors seeking a property with multiple income streams. The property is currently producing a combined rental income of approximately £14,380 per annum, providing an established return with further potential for future growth.

The ground floor retail premises is currently utilised as a beauty business and benefits from a prominent frontage with a uPVC display window and front entrance door together with an electric roller shutter providing additional security. The retail area offers a bright and functional trading space suitable for a variety of retail or service-based uses. To the rear is an additional work and preparation area fitted with a uPVC window, electric roller shutter, sink with drainer and base units, providing useful workspace and storage facilities. There is also a separate staff/customer toilet fitted with a wash basin, low-level WC and vinyl flooring. In addition to the commercial premises, the property benefits from two residential flats, both providing self-contained accommodation and further rental potential.

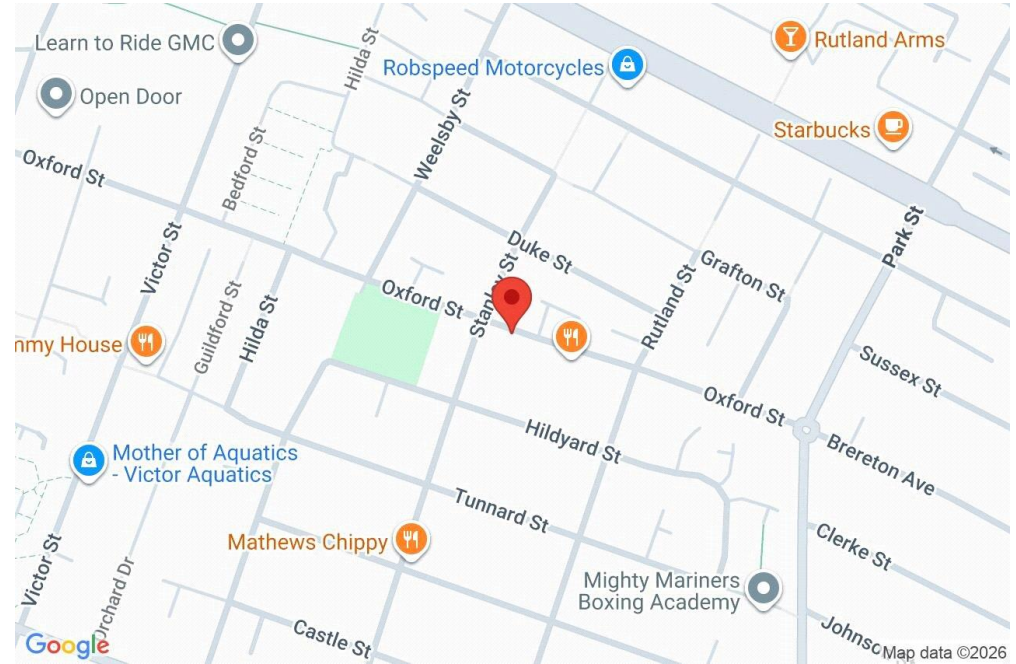
The ground floor flat briefly comprises a fitted kitchen with a range of wall and base units, sink with drainer and mixer taps, vinyl flooring, plumbing and space for a washing machine, space for a cooker, together with a recently installed Ideal Logic Combi C30 boiler. The bathroom includes a low flush WC, pedestal wash basin, bath with shower over, radiator, vinyl flooring and uPVC window. The bedroom benefits from a uPVC window and radiator, while the living room features a large window, wood effect flooring and a uPVC rear access door leading to the rear of the property. The first floor flat provides further self-contained accommodation and comprises a bedroom with uPVC window and radiator, a living room with uPVC window and radiator, a bathroom fitted with a toilet, wash basin, bath with shower over and vinyl flooring, together with a fitted kitchen incorporating wall and base units, boiler, space for a washing machine, radiator and vinyl flooring. Overall, this is a rare opportunity to acquire a well-configured mixed-use property offering a retail/business premises alongside two residential units, all producing an established rental income. The property benefits from uPVC windows and doors throughout, practical layouts and strong potential for continued commercial and residential demand, making it an attractive addition to any investment portfolio.











98 Oxford Street, Grimsby, DN32 7PB

Commercial

Retail Area 14'1" x 3.0 (4.3m x 3.0) Consists of uPVC window and front door with electric roller shutter.

Back Area 12'10" x 10'2" (3.9m x 3.1m) With a uPVC window, electric roller shutter at window, with sink and drainer and base units.

W.C. 4'11" x 3'3" (1.5m x 1m) With a sink and basin and low-level toilet and vinyl floor.

Ground Floor Flat

Kitchen 14'9" x 8'2" (4.5m x 2.5m) uPVC window and door with a range of units on wall and base units sink and drainer mixer taps with vinyl flooring

space for washing machine space for cooker, new Ideal "Logic combi C30" boiler.

Bathroom 9'2" x 5'10" (2.8m x 1.78m) With uPVC window, low flush toilet bath with shower over bath, basin with pedestal and vinyl floor. Radiator.

Bedroom 9'6" x 12'10" (2.9m x 3.9m) With a uPVC window and radiator.

Living Room 11'10" x 13'1" (3.6m x 4m) With a uPVC door access to rear. Large window and wood effect flooring.

First Floor Flat

Bedroom 11'10" x 13'5" maximum (3.6m x 4.1m maximum) With uPVC window and radiator.

Living Room 15'1" x 8'2" (4.6m x 2.5m) With uPVC window and radiator.

Bathroom 4'11" x 5'7" (1.5m x 1.7m) With a toilet, wash basin and bath taps with shower over bath and vinyl floor.

Kitchen 8'6" x 8'6" (2.6m x 2.6m) With uPVC window boiler base and wall units space for washing machine with radiator and vinyl flooring.

Tenancies The property is currently fully let:

Shop - £310 per calendar month

Ground floor flat - £90 per week

First floor flat - £115 per week

Business Rates The rateable value as of 1st April 2026 is £1,350. All interested parties are advised to make their own enquiries.

Council Tax We were unable to locate the council tax banding of this property and advise any interested parties to make their own enquiries.

Broadband & Mobile Phone Coverage Please use the following link to check the mobile phone and broadband coverage for this property.

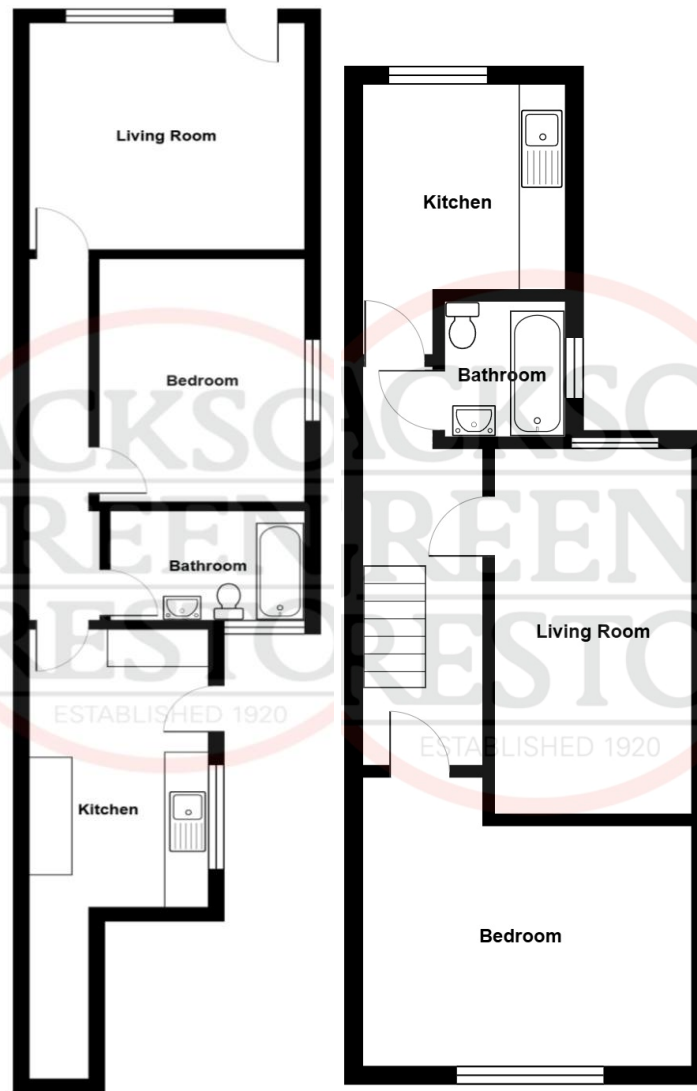
<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Services We have not tested or inspected any heating systems, fixtures, appliances or services, purchasers should rely on their own survey.

Property Management Are you a Landlord tired of dealing with your tenants?...Jackson, Green and Preston can provide a comprehensive management service and will be delighted to discuss your management needs. Please do not hesitate to contact our Property Management Department on Grimsby 311116 or by e-mail (rented@jacksongreenpreston.co.uk) for some informal advice. Further information is also available on our website at www.jacksongreenpreston.co.uk/info_landlords.php

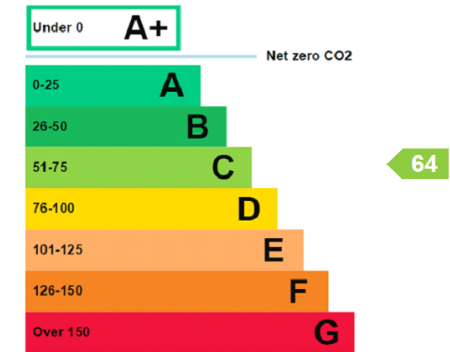
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	50 E	
21-38	F		
1-20	G		



Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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