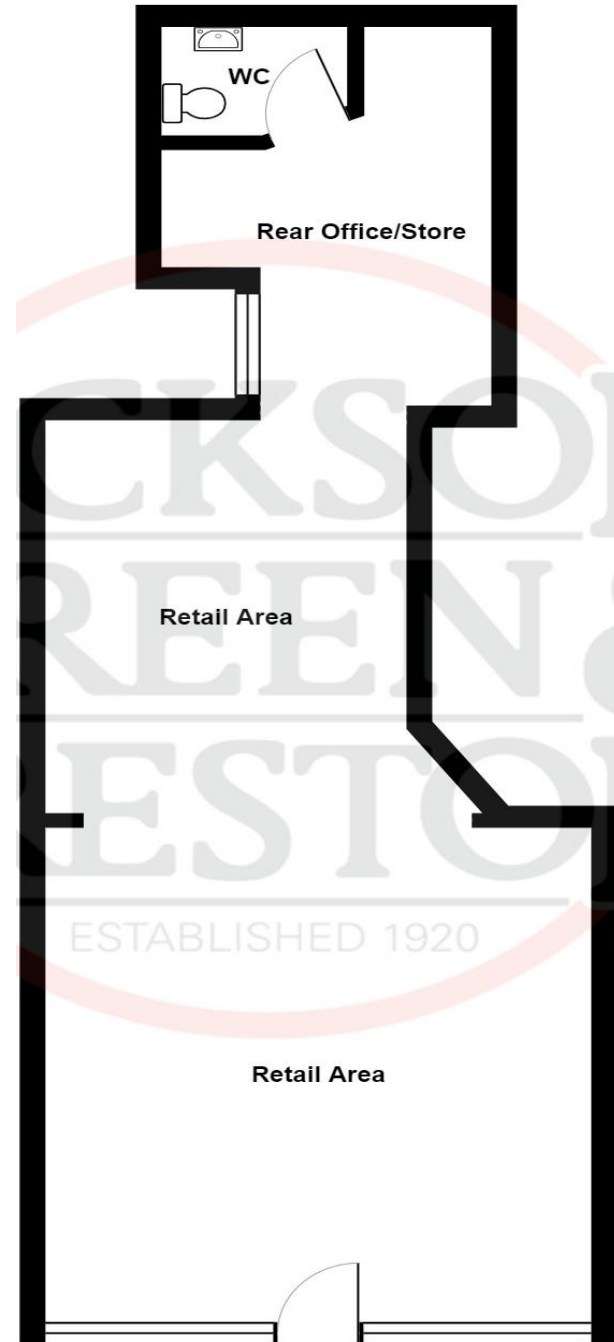


Floor Plans:

Any floor plan provided is for guidance purposes only. It is not to scale and should not be taken as accurately reflecting all the property's features. Measurements are approximate and should not be relied upon.

Ground Floor:



Estate Agents
Chartered Surveyors
Tel: 01472 311 113



Letting Agents
Auctioneers

www.jacksongreenpreston.co.uk

**259 GRIMSBY ROAD
CLEETHORPES
DN35 7HE**



- **GROUND FLOOR COMMERCIAL PREMISES**
- **EXCELLENT LOCATION WITH HIGH LEVEL OF PASSING TRAFFIC**
- **VERSATILE SPACE FOR A VARIETY OF USES (SUBJECT TO CONSENTS)**
- **NEUTRAL DECOR PROVIDING BLANK CANVAS**
- **MAIN AREA APPROXIMATELY 41.55SQM (447.24SQFT)**
- **REAR OFFICE/STORE/STAFF ROOM**
- **W.C.**

IMPORTANT NOTICE TO BE READ IN CONJUNCTION WITH SALE PARTICULARS

We have taken care to ensure the accuracy of the information contained in these particulars, but we specifically deny liability for any mistakes or errors and strongly advise that all interested parties should satisfy themselves by inspection or otherwise, as to the accuracy of all statements made, prior to entering into any commitment to purchase. In particular, all information provided in respect of Tenure, Council Tax, Rateable Values etc. has been given in good faith, and whilst believed to be correct, may be subject to amendment.

We have not carried out any form of survey, and any reference to the condition, use or appearance of the property is made for your guidance only, and no warranties are given or implied by this information. It is not our policy to check the position with regards to any planning permission or building regulation matters. As such all interested parties are advised to make their own enquiries, in order to ensure that any necessary consents have been obtained.

Measurements provided are approximate only and any plan contained is for identification purpose only. We have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot verify that they are in working order or fit for their intended purpose.

These details do not form any part of any Contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.

£5,100 PER ANNUM

259 GRIMSBY ROAD, CLEETHORPES

Jackson Green & Preston are delighted to offer to the market this exciting opportunity to let a ground floor retail premises in this well-established mixed-use area. This versatile space provides a blank canvas, allowing you to shape it according to your needs (subject to necessary planning and Landlord consent).

Briefly comprising a spacious retail/office area comprising approximately 41.55 sqm / 447.24 sqft of space and leading to a rear room providing potential for a further office or store/staff Room and a W.C. The flexible layout and neutral decor make it easy for you to bring your vision to life and create a space that reflects your brand.

The property benefits from excellent visibility and high footfall. Cleethorpes is a vibrant coastal town renowned for its tourism, local community, and thriving business scene. The location offers great potential for attracting a diverse range of customers and clients.

The surrounding area offers a wealth of amenities, including cafes, shops and offices. These amenities provide convenience for both your staff and customers, making it an ideal location to attract foot traffic and create a thriving business hub

Don't miss out on this incredible opportunity to secure a prime retail premises in Cleethorpes.
Flexible lease terms available.

Ground Floor

Main Retail Area

16'9" (5.1) reducing to 10'11" (3.33) x 17'7" (5.36) reducing to 14' (4.27).

Offering a blank canvas for the ingoing occupier and consisting of uPVC double glazed entrance door and window frontage, electric roller shutter and three storage heaters.



Rear Office/Store/Staff Room

Currently open to the main retail area but could easily be sectioned off to provide a separate room. Consisting of a timber framed single glazed window and storage heater.

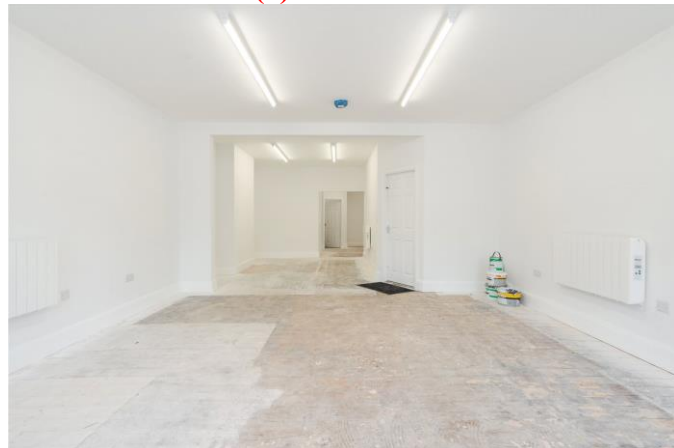


W.C.

With w.c., wash hand basin with mixer tap in vanity unit and electric hot water tap.



Main Retail Area (2)



Business Rates

The current rateable value as of 1st April 2023 is £3,850. This is an online enquiry and all interested parties are advised to make their own enquiries.

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

Property To Sell

Do you have a property to sell? For professional valuation advice, contact our Grimsby Office (01472 311120). One of our experienced valuers will be happy to provide a free marketing appraisal of your property.

Surveys

Should you decide to buy a property not available for sale through our Agency, Jackson Green and Preston offer a range of independent valuations and surveys all carried out by fully qualified Chartered Surveyors. To discuss your survey needs, please contact our Survey Department on 01472 311120.

Sources Of Useful Information

Purchasers may find the following websites useful in providing additional information in respect of the property and the immediate surrounding area.

www.environmentagency.gov.uk
www.hpa.org.uk
www.nelincs.gov.uk
www.northlincs.gov.uk
www.e-lindsey.gov.uk
www.landregistry.gov.uk
www.gov.uk/council-tax-bands

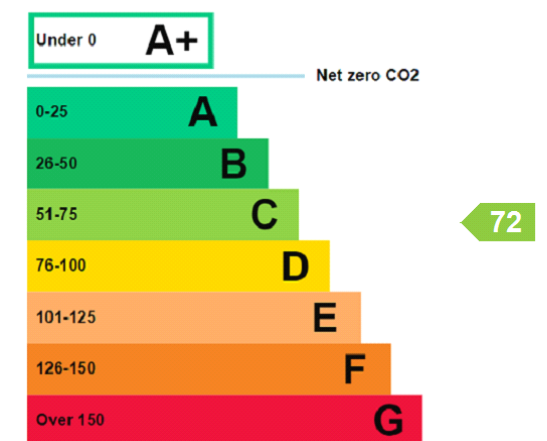
To View:

Strictly by appointment with the Agents. Telephone 01472 311113 to arrange.
 Or call into one of our offices at:
 19 West St. Mary's Gate, Grimsby, DN31 1LE
 48a St. Peter's Avenue, Cleethorpes, DN35 8HP

Energy Performance Rating:

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.

Location:

