



**BRERETON MOTOR CO LTD,  
76-80 BRERETON AVENUE  
CLEETHORPES  
DN35 7RN**

**£249,950**





# **BRERETON MOTOR CO LTD, 76-80 BRERETON AVENUE, CLEETHORPES LINCOLNSHIRE DN35 7RN**

Jackson Green and Preston are delighted to offer to the market a rare opportunity to purchase this whole mixed-use building. The building consists of a large commercial ground floor element, which is approximately 4,400 sqft/ 408 sqm and 3 first-floor flats, which are generating a total of £335 per calendar month, per flat.

The property briefly comprises a large retail area, 2 x offices, multiple storage rooms, a workshop, car showroom and front courtyard area.

The building is located in Cleethorpes and is within short distance to Grimsby/ Cleethorpe road, with nearby transport links into Grimsby Town and Cleethorpes Seafront.

Please note: There is also opportunity to purchase the company as an ongoing concern, Brereton Motors Ltd and any interested party should make contact with the agent directly.

This is a fantastic opportunity, not to be missed.

**Sole Agents:** Viewings are strictly through our Agency. Please contact us at either our Grimsby or Cleethorpes offices.

Jackson Green and Preston	Jackson Green and Preston
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[www.jacksongreenpreston.co.uk](http://www.jacksongreenpreston.co.uk)

**Garage/Workshop:**



**Car Show Room:**



**Main Office:**



## Office 2:



## Commercial

### Garage/Retail

59'4" x 49'6" (18.08m x 15.1m)

Used for car storage and includes uPVC double glazed window frontages and a roller shutter to the side entrance on Daubney Street.

### Workshop

21'11" x 21'4" (6.68m x 6.5m)

Spacious workshop area with a timber single glazed window.

### Main Office 1

18'8" x 12'2" (5.7m x 3.7m)

Including suspended ceiling, radiator and timber single glazed window.

### Office 2

11'11" x 6'11" (3.63m x 2.1m)

Carpeted flooring.

### Car Show Room

56'11" x 27'9" (17.35m x 8.46m)

Including aluminium double-glazed door and windows and part tiled flooring.

### W.C. 1

4'9" x 2'6" (1.45m x 0.76m)

Frosted timber single glazed window and w.c.

### W.C. 2

5' x 2'6" (1.52m x 0.76m)

Frosted timber single glazed window and w.c with shared hand basin and electric water heater.

4 x rooms/ cupboards suitable for storage.

### Business Rates

The rateable value as of 1st April 2023 is £8,500. This an online enquiry and all interested parties are advised to make their own enquiries.

## Flat 1

### Living Room

15'7" x 14'3" (4.75m x 4.34m)

Including 2 x uPVC double glazed windows

### Bedroom 1

12'5" x 11'7" (3.78m x 3.53m)

uPVC double glazed window.

## Living Room:



## Bathroom:



### Bedroom 2

10'10" x 8'8" (3.3m x 2.64m)

uPVC double glazed window

### Kitchen

11'11" x 8'11" (3.63m x 2.72m)

Including uPVC double glazed window, door and wall and base units and sink with drainer.

### Bathroom

Including bath tub, tiled walls, w.c. and sink with pedestal.

## Flat 2

### Living Room

15'8" x 13' (4.78m x 3.96m)

Benefitting from 2 x uPVC double glazed windows and decorative fireplace.

### Bedroom 1

13' x 10' (3.96m x 3.05m)

uPVC double glazed window.

### Bedroom 2

8' x 6'4" (2.44m x 1.93m)

uPVC double glazed window.

### Bedroom:



### Kitchen

9'4" x 9'3" (2.84m x 2.82m)

uPVC double glazed door and window, wall and base units and sink with drainer.

### Bathroom

Including vinyl flooring, bathtub and sink basin with pedestal and w.c.

## Flat 3

### Living Room

15'5" x 13'1" (4.7m x 4m)

uPVC double glazed window.

### Bedroom

13' x 10'4" (3.96m x 3.15m)

uPVC double glazed window.

### Kitchen

9'5" x 8'1" (2.87m x 2.46m)

Including wall and base units and sink with drainer.

### 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>

### Living Room:



### W.C.:



### Kitchen:



### Bedroom:



## Bedroom 2:



## Bathroom:



## Kitchen:



## Location:



## Council Tax Band

We were unable to locate the council tax banding of these properties and advise any interested parties 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](mailto:rented@jacksongreenpreston.co.uk)) for some informal advice. Further information is also available on our website at [www.jacksongreenpreston.co.uk/info\\_landlords.php](http://www.jacksongreenpreston.co.uk/info_landlords.php)

## 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](http://www.environmentagency.gov.uk)  
[www.hpa.org.uk](http://www.hpa.org.uk)  
[www.nelincs.gov.uk](http://www.nelincs.gov.uk)  
[www.northlincs.gov.uk](http://www.northlincs.gov.uk)  
[www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)  
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)  
[www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands)

## Tenure:

Freehold - All interested parties are advised to make their own enquiries.

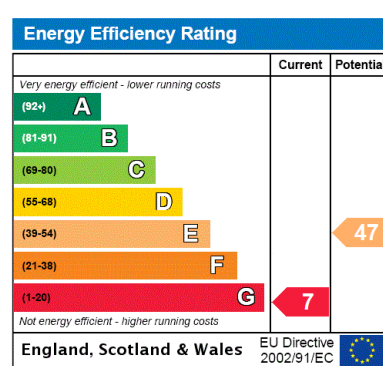
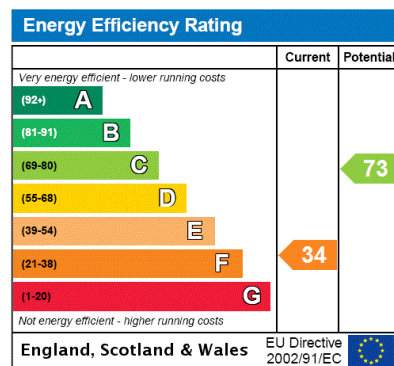
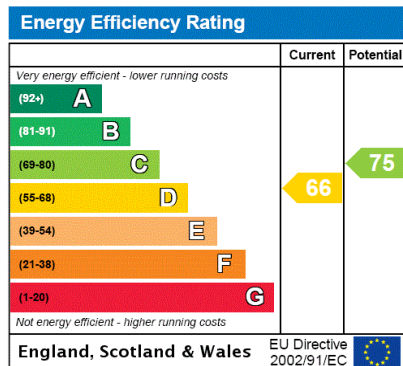
## Floorplans:

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.

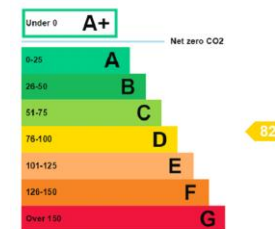


## Energy Performance Ratings:



### Energy efficiency rating for this property

This property's current energy rating is D.



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.



**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