



47 Market Street, Cleethorpes, DN35 8LY
Asking Price £300,000

Tenure: Freehold
EPC: C & D
Council Tax Rating : A

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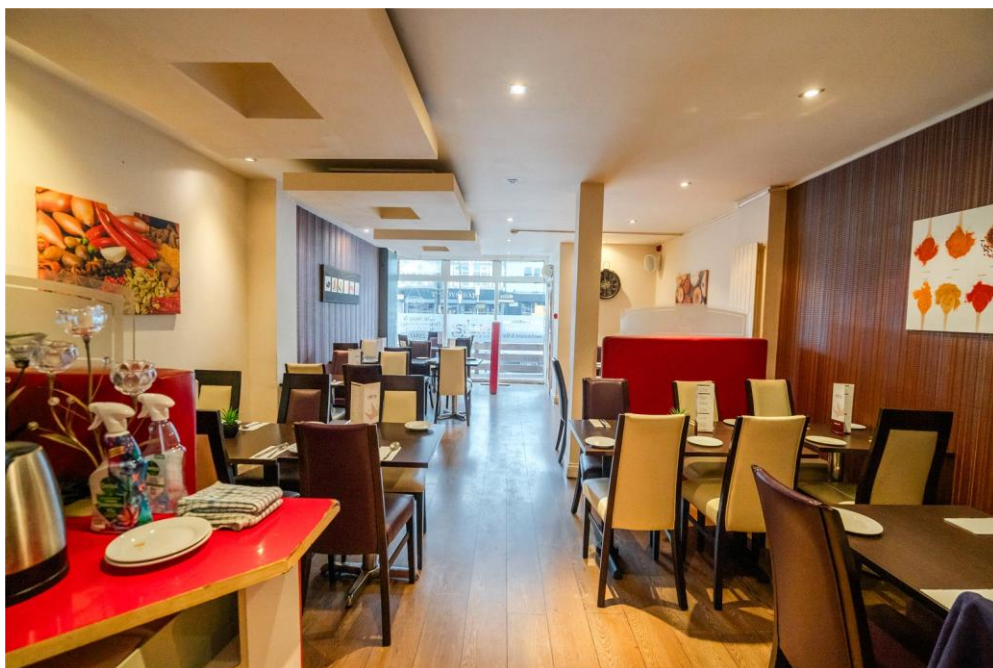
Jackson, Green and Preston are delighted to offer to the market this mixed-used property, which would be a great addition to any investors portfolio.

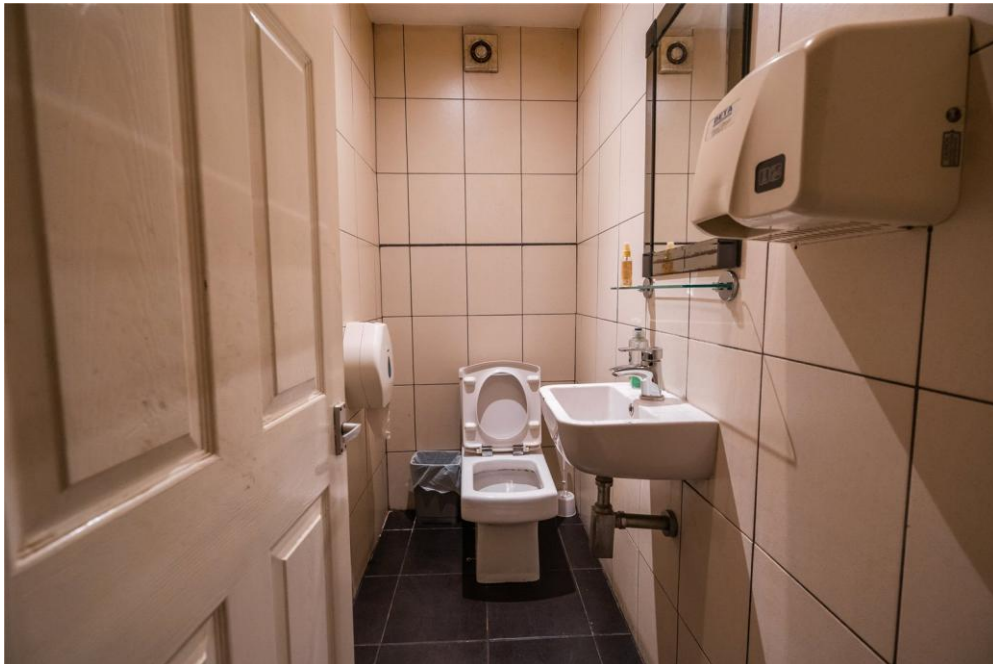
The property comprises a ground-floor commercial element, which is currently occupied by the well established Me2Raj restaurant, with an additional two flats above.

The ground-floor is currently achieving £1,300 Per Calendar Month, and should the investment be fully tenanted, we anticipate the property to achieve around £28,200 Per Annum, which would equate to a Gross Initial Yield of 8.81%.

Please note, both flats are currently occupied by the owners and will be sold vacant upon completion

A fantastic opportunity, not to be missed.

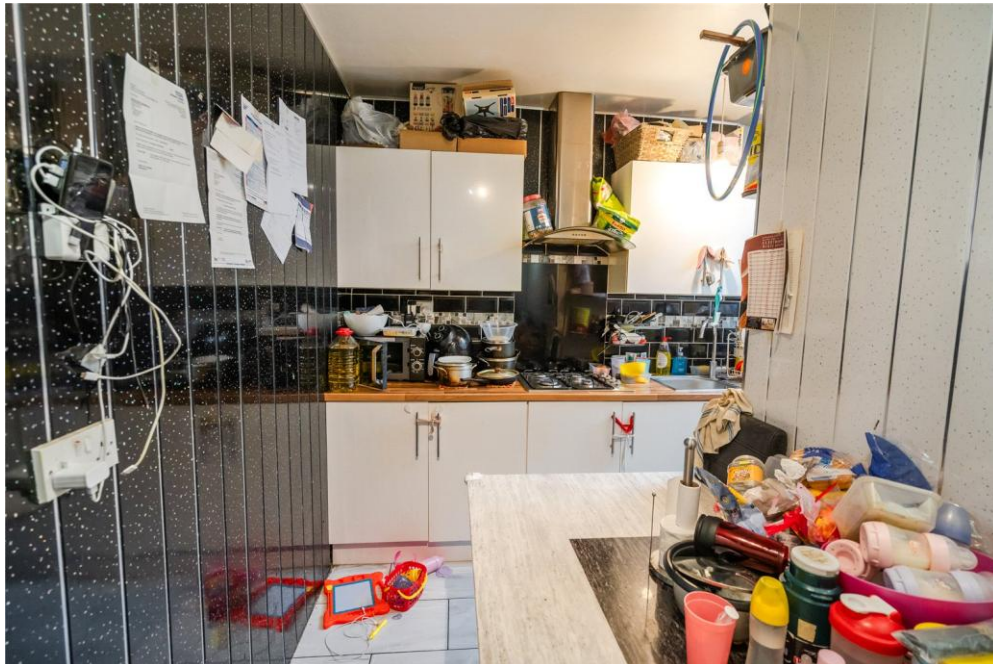








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Commercial

Ground Floor

Main Retail/Restaurant Area 80'8" (24.59) x 15' (4.57) maximum Including laminate flooring, timber single glazed window and entrance door, led lighting, air-conditioning unit and wall radiator. Including a bar area.

W.C. 7'3" x 5'1" (2.2m x 1.55m) with tiled flooring, sink basin and low flush w.c.

Kitchen 14'5" x 10'6" (4.4m x 3.2m) With appliances belonging to the tenant, vinyl flooring.

Store Room 9'3" x 9'2" (2.82m x 2.8m) Including large fridge area and combi boiler.

Flat 1

Kitchen 11'9" x 10' (3.58m x 3.05m) Benefitting from tiled flooring, single glazed timber window and wall and base units.

Living Room 12'10" x 14'6" (3.9m x 4.42m) With a timber double glazed window, suspended ceiling, laminate flooring and radiator.

Bedroom 1 13'1" x 9'5" (4m x 2.87m) With Laminate flooring.

Bedroom 2 12' x 10'7" (3.66m x 3.23m) With single glazed timber window and laminate flooring.

Store Room 14'4" x 6' (4.37m x 1.83m)

Bathroom 9'10" x 5'7" (3m x 1.7m) With tiled flooring and walls. Low flush w.c., sink with pedestal and walk in shower.

Flat 2

Kitchen 13' (3.95) maximum x 10'6" (3.20) Including tiled flooring, wall and base units, sink and drainer.

Living Room 13' x 9'11" (3.96m x 3.02m) With laminate flooring, radiator and a timber single glazed window.

Bedroom 1 14' x 13'8" (4.27m x 4.17m) With timber single glazed bay window and laminate flooring.

Bathroom 7'4" x 5'6" (2.24m x 1.68m) Including bath with overhead shower, tiled flooring, w.c. and sink basin.

Business Rates The rateable value as of 1st April 2023 is £9,400. This an online enquiry and all interested parties are advised 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>

Council Tax Band A (Each Flat) This information was obtained on the 8th January 2025 and is for guidance purposes only. Purchasers should be aware that the banding of the property could change if information is brought to light that makes it clear to the Valuation Office Agency that an error was made with the original allocation.

Additionally, there may be circumstances when the Council Tax can be altered on change of ownership.

All interested parties are advised to make their own enquiries. See www.gov.uk/council-tax-bands

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

Mortgage Advice Mortgage Advice Bureau works with Jackson, Green & Preston Estate Agents to provide their clients with expert mortgage and protection advice. We have access to over 12,000 mortgages from 90+ lenders so we can find the right mortgage to suit your individual needs. The expert advice we offer, combined with the volume of mortgages that we arrange, places us in a very strong position to ensure that our customers have access to the latest deals available and receive a first-class service. We will take care of everything from explaining all of your options and helping you select the right mortgage, to choosing the most suitable protection for you and your family and handling the whole application process.

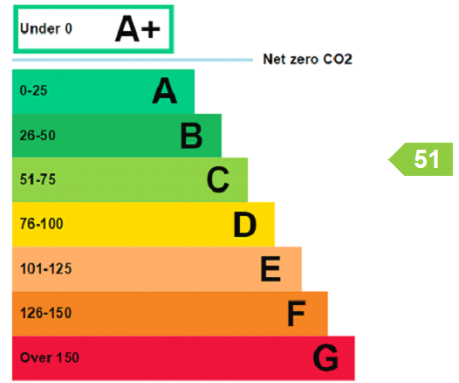
Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

Mortgage Advice Bureau is a trading name of Brook Financial Services Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority.



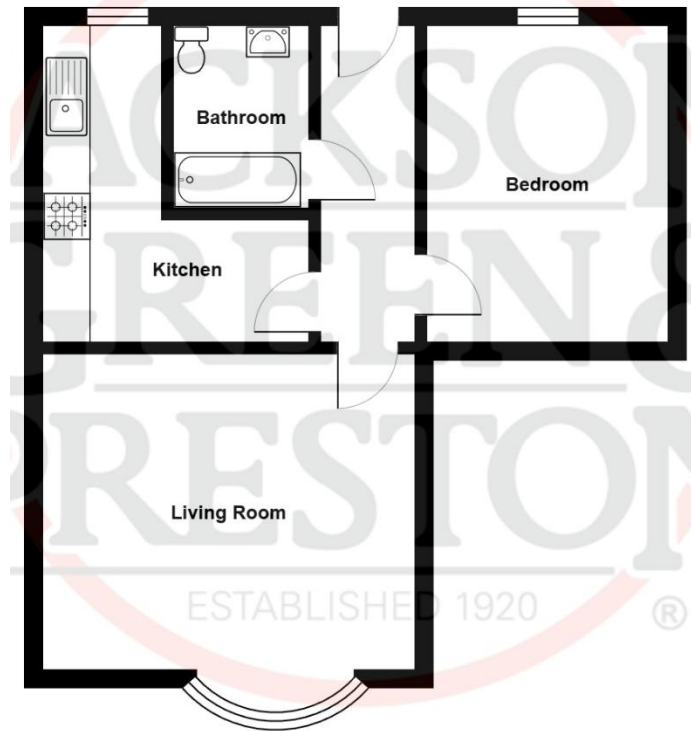
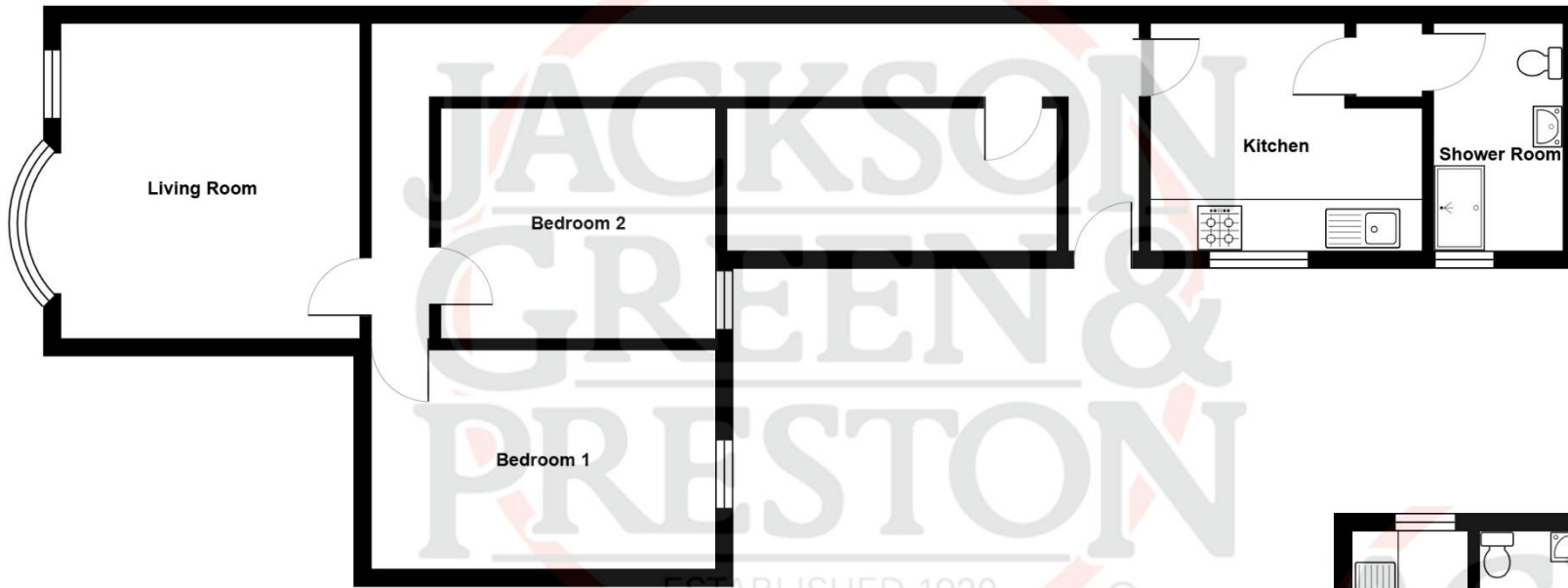
Energy efficiency rating for this property

This property's current energy rating is C.



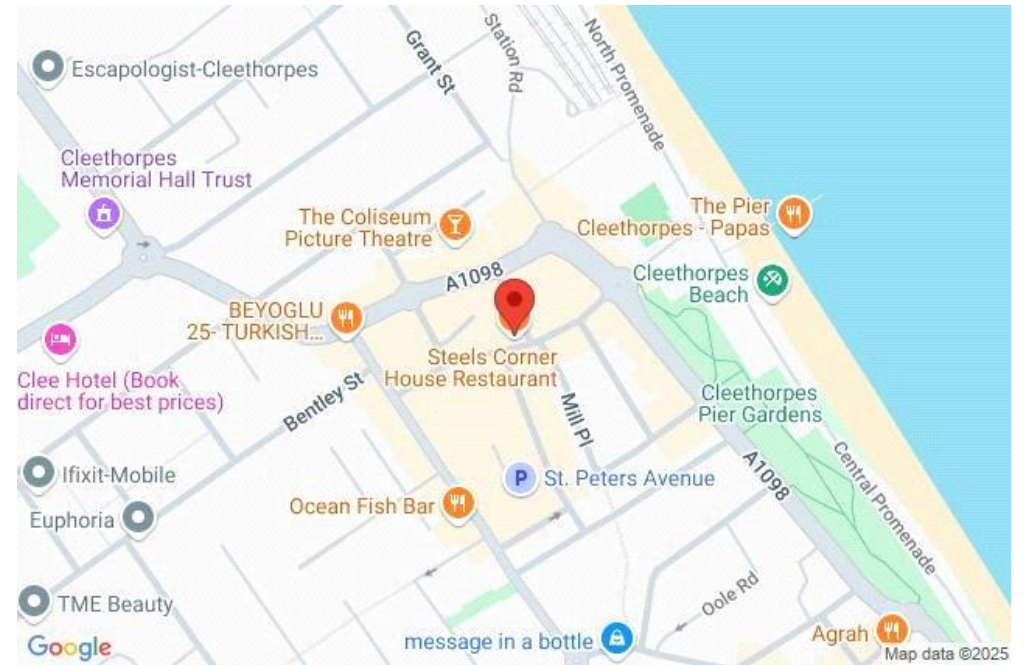
Properties are given a rating from A+ (most efficient) to G (least efficient).

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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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.