

**Bedroom 2**

15'2" x 9'4" (4.62m x 2.84m).

uPVC double glazed window and radiator.



**Bathroom**

14'9" x 8'2" (4.5m x 2.5m).

Including lino flooring, sink with mixer tap, w.c and bathtub with overhead shower.



**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>

**Tenure:**

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

**Council Tax Band A (Each Flat):**

This information was obtained on the 4<sup>th</sup> March 2024 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](http://www.gov.uk/council-tax-bands)

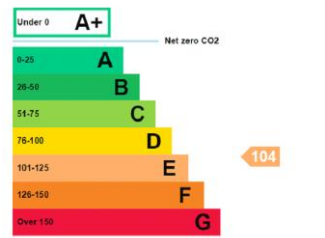
**To View:**

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, 48a St. Peter's Avenue,  
Grimsby, DN31 1LE Cleethorpes, DN35 8HP

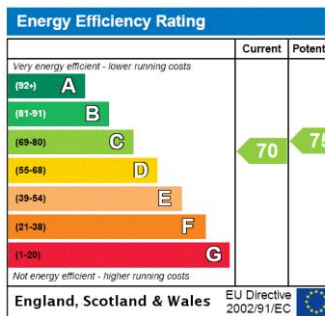
**Energy Performance Rating:**

Energy efficiency rating for this property

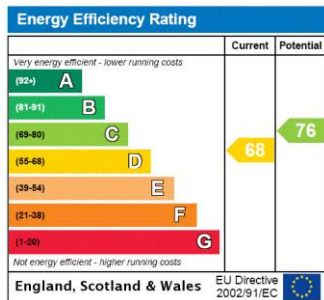
This property's current energy rating is E.



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.



England, Scotland & Wales EU Directive 2002/91/EC



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**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.



**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.

Estate Agents

Chartered Surveyors

Tel: 01472 311 113

Letting Agents

Auctioneers

www.jacksongreenpreston.co.uk

**JACKSON GREEN & PRESTON**

ESTABLISHED 1920

**215 GRIMSBY ROAD  
CLEETHORPES  
DN35 7HB**



- VIDEO VIEWING AVAILABLE
- PROMINENT POSITION IN CLEETHORPES
- MIXED USE BUILDING FOR SALE - PART TENANTED
- INCLUDING PART COMMERCIAL & PART RESIDENTIAL
- IMMEDIATE INCOME

**£180,000**

**215 GRIMSBY ROAD, CLEETHORPES**

Jackson, Green and Preston are delighted to offer to the market this mixed-use building, located in the heart of Cleethorpes. The property is within short distance to Cleethorpes seafront and town centre and is situated on the well-established Grimsby Road, which is a main arterial road linking Grimsby and Cleethorpes and the A180/M180. As such, the property enjoys a high degree of passing traffic.

The premises briefly comprises a main retail/ office area approximately 25 sqm/ 269 sqft, a storage room, kitchenette and w.c. There are also two flats included, both of which are currently tenanted, the ground-floor flat is receiving £475 PCM and the first-floor flat £600 PCM. The commercial element is currently vacant but would be suitable for a number of different uses.

This is a fantastic opportunity for a potential investor that is looking to receive an income from day one.

**Commercial****Main Retail Area**

17'3" x 15'1" (5.26m x 4.6m).

Benefitting from a timber double glazed window and door, radiator and fireplace.

**Office**

15'3" x 10'6" (4.65m x 3.2m).

Radiator.

**Kitchenette**

4'6" x 4' (1.37m x 1.22m).

With a uPVC double glazed door and shelving.

**Storage Room**

14'11" x 6'2" (4.55m x 1.88m).

Including radiator and ideal as a potential office or storage.

**W.C.**

10'8" x 6'1" (3.25m x 1.85m).

Including a w.c. and separate sink basin.

**Business Rates**

The rateable value as of 1st April 2023 is £1,450. This an online enquiry and all interested parties are advised to make their own enquiries.

**Ground Floor Flat****Living Room/Kitchen**

13'6" x 11'5" (4.11m x 3.48m).

Including a uPVC double glazed window and door. Wall and base units, radiator and electric fire.

**Bedroom**

12'4" x 11'5" (3.76m x 3.48m).

Benefitting from uPVC double glazed window and laminate flooring.

**Shower Room**

6'10" x 6'1" (2.08m x 1.85m).

Tiled flooring, electric shower, low flush w.c., handbasin with vanity and uPVC double glazed frosted window.

**Conservatory**

11'5" x 6'4" (3.48m x 1.93m).

Tiled flooring.

**First Floor Flat****Living Room**

17'3" x 15'10" (5.26m x 4.83m).

Two uPVC double glazed windows, electric fire with decorative fireplace.

**Kitchen**

13'9" x 11'5" (4.2m x 3.48m).

Benefitting from wall and base units, lino flooring, radiator and uPVC double glazed window.

**Bedroom 1**

8'11" x 8'2" (2.72m x 2.5m).

Including built in wardrobes and uPVC double glazed windows.

