

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

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.

GF Commercial:

FF Flat:



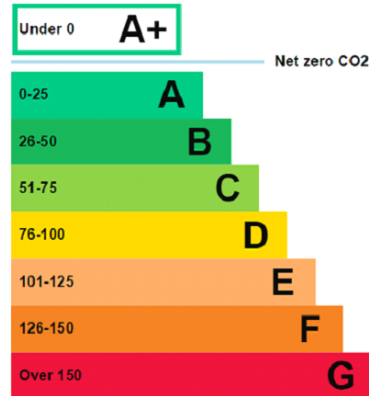
Energy Performance Rating - Flat:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	48	57
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Energy Performance Rating – Commercial:

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.

Location:



Estate Agents
Chartered Surveyors
Tel: 01472 311 113

Letting Agents
Auctioneers



www.jacksongreenpreston.co.uk

**210 FREEMAN STREET
GRIMSBY
DN32 9DR**



- PERFECT INVESTMENT OPPORTUNITY
- MIXED USE PROPERTY LOCATED IN THE HEART OF GRIMSBY TOWN
- FULLY TENANTED SHOP & FLAT
- LEASEHOLD PROPERTY
- 2 PARKING SPACES INCLUDED TO REAR

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.

£85,000

210 FREEMAN STREET, GRIMSBY***ATTENTION INVESTORS***

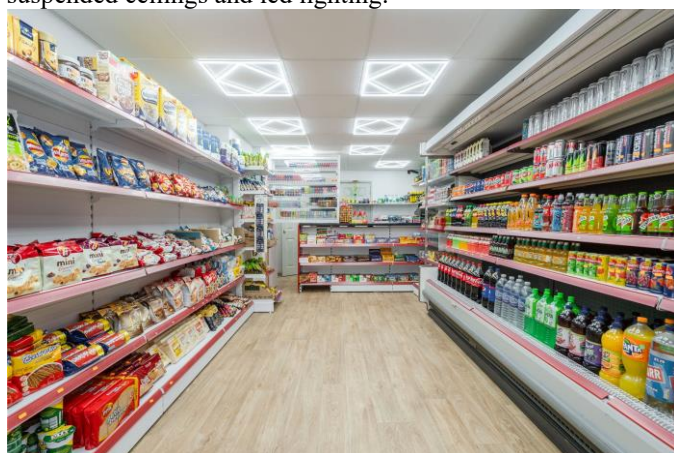
Jackson, Green and Preston are delighted to advertise 210 Freeman Street, For Sale, a fantastic mixed-use property nestled in the heart of Grimsby. The ground floor commercial unit is approximately 46 sqm/ 487 sqft and features a spacious and open-plan retail space with large windows that provide plenty of natural light. The

first floor is currently used as a two bedroomed flat. This property is fully tenanted and would be a perfect addition to any investors portfolio. With easy access to major transport links, including the A16 and A180, this property is perfectly situated for businesses that need to commute to work or travel further afield. This property would benefit from a number of different uses, subject to the landlord's approval.

This property allows any buyer the opportunity to receive an income from day one. Please note this property is on a 125-year leasehold and expires in 2121.

Commercial**Ground Floor****Main Retail Area****24'6" x 11'7" (7.47m x 3.53m).**

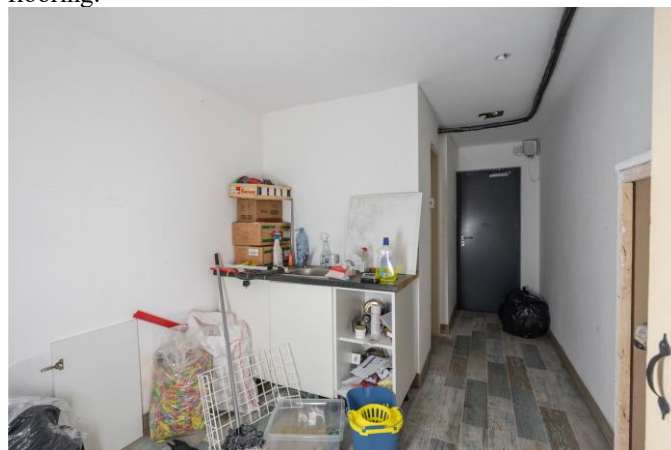
Benefitting from electric shutters, laminate flooring, suspended ceilings and led lighting.

**Main Retail Area (2)****Storage****11'8" x 10'1" (3.56m x 3.07m).**

Including ample space for storage and tiled flooring.

**Kitchen Area****8'4" x 7'9" (2.54m x 2.36m).**

Including wall and base units, sink and drainer and tiled flooring.

**W.C.****5'1" x 4'3" (1.55m x 1.3m).**

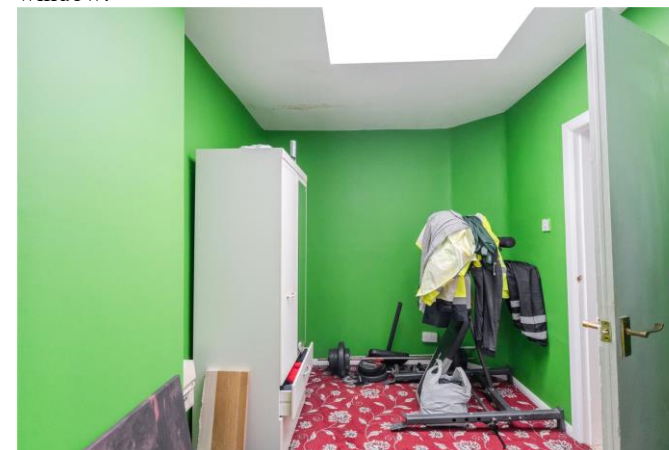
Including a sink basin, tiled flooring and low flush w.c.

**Flat****First Floor****Bedroom 1****12'2" x 11'2" (3.7m x 3.4m).**

Including a uPVC double glazed window and laminate flooring.

**Bedroom 2****15'2" x 7'11" (4.62m x 2.41m).**

Including carpeted flooring and a double-glazed ceiling window.

**Kitchen****11'7" x 11'9" (3.53m x 3.58m).**

Spacious kitchen benefitting from wall and base units, lino flooring, 1 1/2 sink and drainer and a uPVC double glazed window.

**Rateable Value**

The rateable value as of 1st April 2023 is £3,600. This an online enquiry and all interested parties are advised to make their own enquiries.

Tenure

Leasehold - For A term of 125 years from 1st August 1996. All interested parties are advised to make their own enquiries.

Council Tax Band A

This information was obtained on the 5th October 2023 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.