

blue • dot 170
• General Maintenance
• Refurbishments
• Loft Conversions
• House Extensions
purplebluedot.co.uk www.purplebluedot.com

COMMERCIAL CLEANING PRODUCTS

MULTEX CHEMICALS
Official Distributer
ProCleanSupply.co.uk
Made in Britain

Commercial Cleaning Supplies
Direct from the Manufacturer

Vehicle care	Washroom Care
Laundry	Bleach & Disinfection
Detergents	De-Scalers & Acids
Floor Care	Solvent & Degreasers
Catering	Sundries

166-166A Cleethorpe Road, Grimsby, DN31 3HW
Asking Price £88,000

Tenure: Freehold
EPC: D
Council Tax Rating : A

166-166A Cleethorpe Road, Grimsby, DN31 3HW

****Attention Investors – Prime Investment Opportunity****

A fantastic opportunity has arisen to purchase a two-storey terraced building with basement storage. The ground floor comprises a retail premises and storage/workshop area, while the first floor offers a self-contained flat.

The front retail shop features a main retail area (approx. 47sqm / 505sqft), store/office (approx. 29sqm / 312sqft), kitchenette, and W.C. It is complemented by a rear storage/production area, including basement storage and convenient rear loading access.

The self-contained flat on the first floor is accessible from the front elevation and is currently let on a long ground lease, ensuring stable rental income.

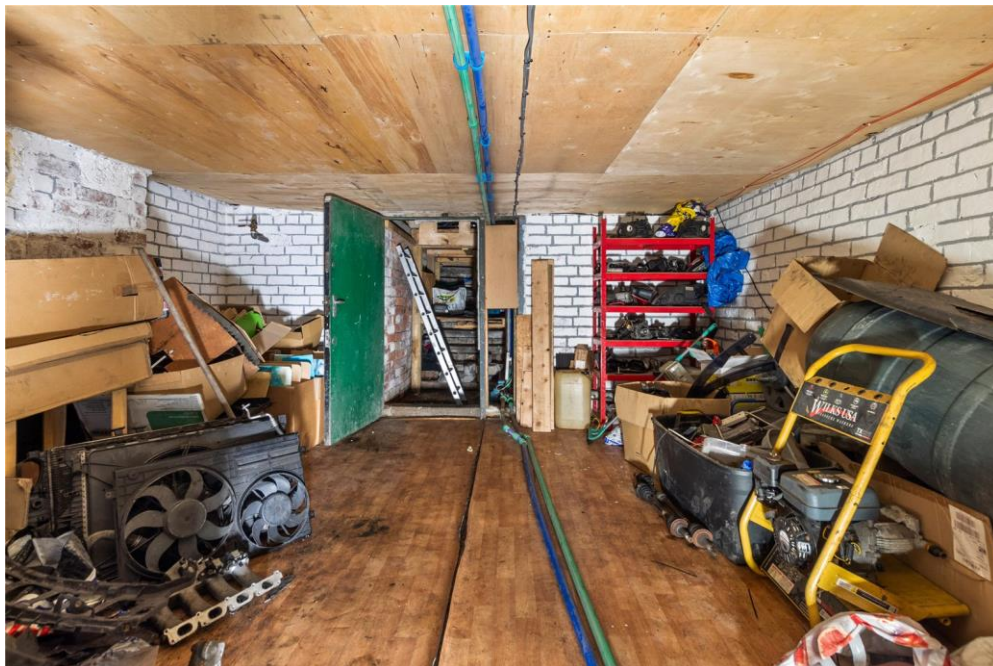
We understand that the commercial property is let on a 10-year Full Repairing and Insuring Lease (FRI) starting from March 3, 2017, at an annual rent of £6,240, subject to review every three years to the higher of the Retail Price Index (RPI) or market rent. The rear area and basement are leased separately to the same tenant on a 10-year FRI starting from June 10, 2018, at an annual rent of £2,080, with similar rent review terms. The flat is leased on a long ground lease for 150 years starting from April 1, 2018, at a ground rent of £150 per annum. The property is strategically situated on Cleethorpe Road (A180), linking Grimsby and Cleethorpes, and provides easy access out of town via the M180.

This property presents a secure, long-term investment opportunity, offering both commercial and residential income streams in a highly sought-after location. Contact us today to learn more or schedule a viewing.



166-166A Cleethorpe Road, Grimsby, DN31 3HW





166-166A Cleethorpe Road, Grimsby, DN31 3HW



166-166A Cleethorpe Road, Grimsby, DN31 3HW



166-166A Cleethorpe Road, Grimsby, DN31 3HW

Commercial

Ground Floor

Main Retail Area 17' (5.18) maximum x 30'1" (9.18) maximum (into window display) With a single glazed timber frame entrance door and frontage and suspended ceiling.

Staff Area / Store 26'5" x 11'11" (8.05m x 3.63m)

W.C. 5'7" x 5' (1.7m x 1.52m) With wash hand basin and w.c.

Rear Store 6'6" x 11'7" (1.98m x 3.53m) With electric roller shutter providing rear loading from Strand Street.

Garage/Store 9'3" x 33'4" (2.82m x 10.16m) With roller shutter and tiled floor. Providing access to the basement.

Basement Room 1 14'9" x 16'8" (4.5m x 5.08m)

Basement Room 2 13'10" x 14'3" (4.22m x 4.34m)

Flat

Ground Floor

Entrance Hall With a timber door, electric heater leading through to inner hall with stairs to first floor accommodation.

First Floor

Kitchen/Living Room 18'8" (5.69) maximum x 11'11" (3.64) maximum With a range of wall and base units incorporating a sink/drainage, four-ring hob and oven. Tiled splash back. Electric radiator. Two uPVC double glazed windows and a uPVC double glazed door. Laminate flooring.

Bedroom 1 11'5" x 7'9" (3.48m x 2.36m) With a uPVC double glazed window, electric radiator and laminate flooring.

Bedroom 2 13'7" (4.14) maximum x 15'1" (4.59) With a uPVC double glazed window, electric radiator and laminate flooring.

Bedroom 3 13'11" (4.25) x 15'1" (4.61) maximum With a uPVC double glazed window, electric heater and laminate flooring.

Landing A split level landing with storage cupboard and electric heater.

Shower Room Incorporating a corner shower, sink in vanity unit and low-flush w.c. Partly tiled walls. Two uPVC double glazed windows.

Business Rates We have been unable to locate the property on the Valuation Offices database and suggest all interested parties make their own enquiries.

Broadband & Mobile Phone Coverage Please use the following link to check the mobile phone and broadband coverage for this property.

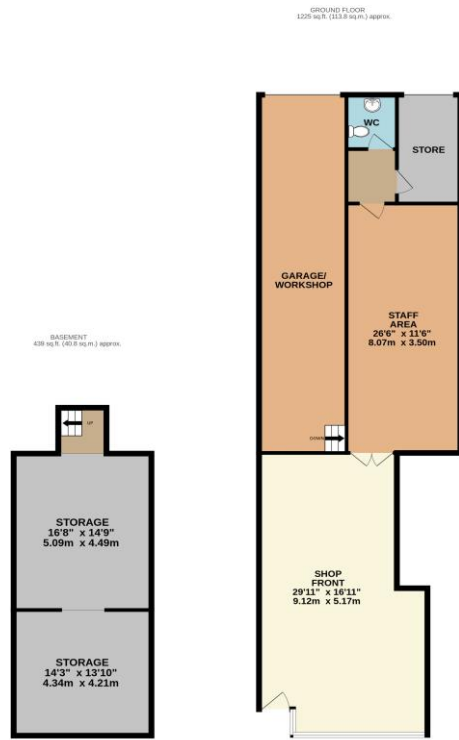
<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Tenancies We understand that the ground floor retail premises is let on a 10 year FRI Lease from 2017 at a current rent of £6,240 per annum subject to a review in each third year of the term for the greater of RPI or market rent. The rear of the property and basement is also let to the same tenant on a 10 year FRI Lease from 2018 at a current rent of £2,080 per annum subject to a rent review in each third year of the term to the greater of RPI or market rent.

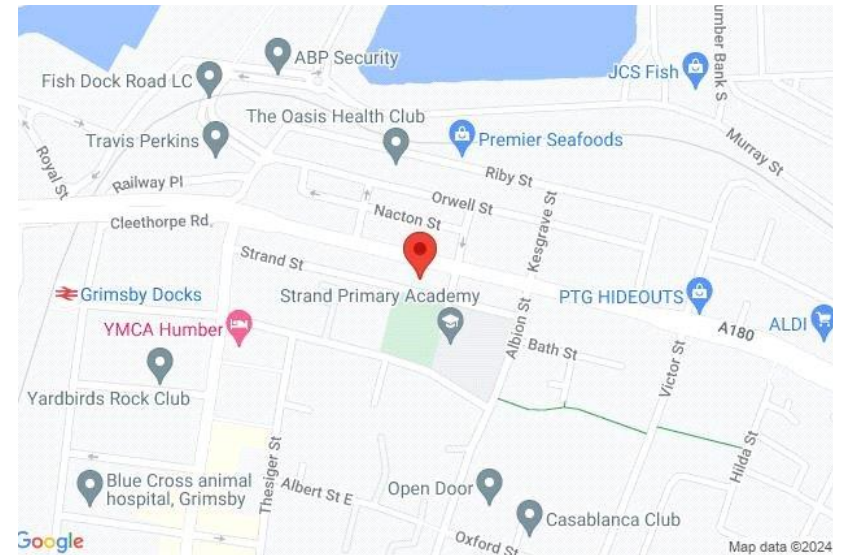
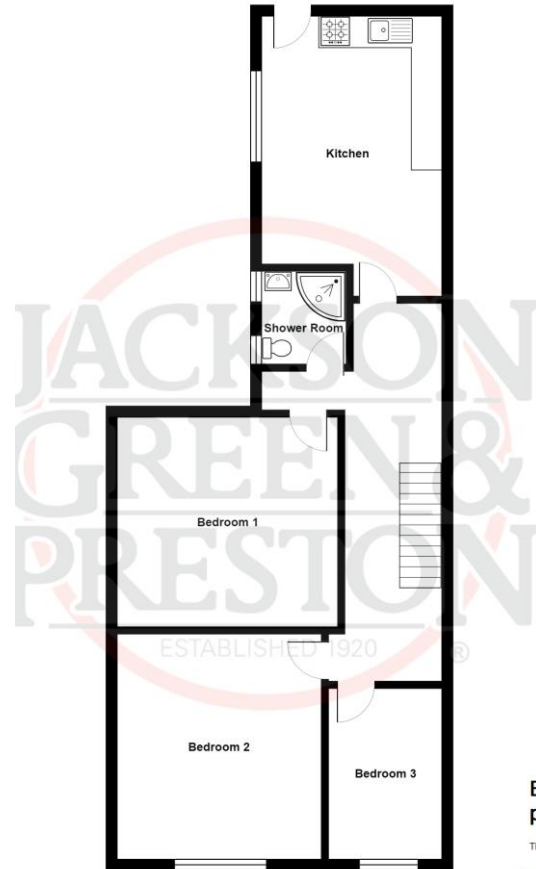
The flat is let on a long ground lease for 150 years from 1st April 2018 at a ground rent of £150 per annum.

Council Tax Band A This information was obtained on the 6th June 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



TOTAL FLOOR AREA: 1663 sq.ft. (154.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, ceilings, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be checked by any prospective purchaser. The contents, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency over time.
Made with Metropix ©2024



Jackson Green Preston

19 West St. Marys Gate

Grimsby

Lincolnshire

DN31 1LE

T: 01472311113

E: enquiries@jacksongreenpreston.co.uk

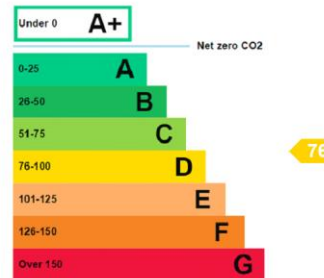
www.jacksongreenpreston.co.uk

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.

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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	59	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

166-166A Cleethorpe Road, Grimsby, DN31 3HW