

Tenancy Agreements

Shop, 137 Corporation Road - £220 PCM on a 5 year commercial lease from December 2021
 Flat 2, 137 Corporation Road - £76 PW let on an Assured Shorthold Tenancy Agreement from February 2015

Tenure:

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

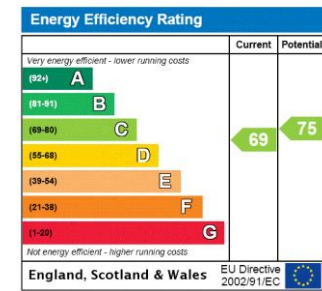
Council Tax Band A:

This information was obtained on the 19th August 2021 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

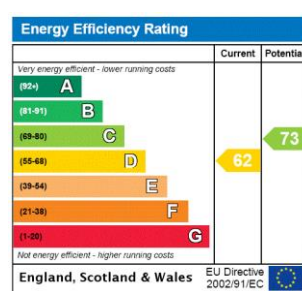
To View:

Strictly by appointment with the Agents. Telephone 01472 311113 to arrange.

GFF:



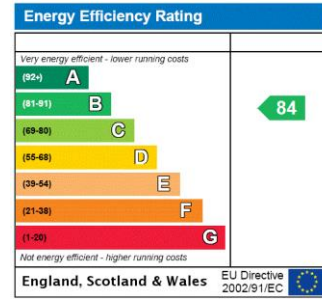
FFF:



Location:



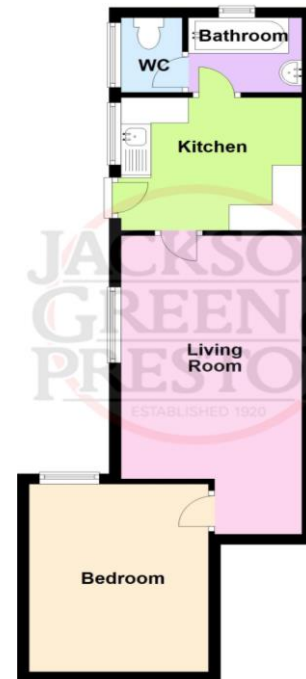
Commercial Energy Performance Rating:



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.

Ground Floor:



First Floor:



Shop:



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



**137 CORPORATION ROAD
GRIMSBY
DN31 1UR**



- ATTENTION INVESTORS
- FANTASTIC INVESTMENT PROPERTY
- ONE COMMERCIAL UNIT & TWO 1 BEDROOM FLATS
- ANNUAL RENTAL INCOME OF £6,640
- LOCATED ON BUSY POSITION
- BUSINESS NOT FOR SALE LEASE SUBJECT TO LANDLORD & TENANT ACT 1954

£90,000

137 CORPORATION ROAD, GRIMSBY

ATTENTION INVESTORS - This is a fantastic opportunity to purchase this part-let investment property which includes a popular ground floor commercial premises and two 1-bedroom flats. The property is situated in a busy position on Corporation Road, close to Grimsby town centre with its vast array of amenities and transport links.

With the commercial ground floor and first-floor flat currently let, the property currently generates an annual rental income of £6,640.

Please contact Jackson, Green & Preston for more information. An excellent opportunity not to be missed.
N.B. Business not for sale, Lease subject to Landlord & Tenant Act 1954.

Ground Floor Commercial Space**Mains Sales Area**

11'6" x 14'10" (3.5m x 4.52m).

Benefitting from electric roller shutters to the front of the property with uPVC double glazed windows and entrance door. Having recently been refurbished by the tenant, the sales area now incorporates a breakfast bar, fixed wooden worktops, a food preparation area and has been tastefully decorated in neutral colours and fitted with wood effect laminate flooring.

Storage Area

With hand basin, electric water heater and plain vinyl flooring.

W.C.

6'3" x 2'11" (1.9m x 0.9m).

With low flush toilet and plain vinyl flooring.

First Floor Flat**Landing**

4'4" x 6'9" (1.32m x 2.06m).

**Living Room**

18'1" (5.5) into chimney recess x 11'10" (3.6).

With uPVC double glazed window, gas fire and radiator.

**Bedroom**

12'2" (3.70) into chimney recess x 11'11" (3.63).

With uPVC double glazed window and radiator.

**Bathroom**

6'2" x 6'11" (1.88m x 2.1m).

With uPVC double glazed window, toilet, wash hand basin, shower over bath and radiator.

**Kitchen**

9'11" x 9'8" (3.02m x 2.95m).

Having a range of fitted wall and base units, sink with drainer, wood effect worktops and laminate floor coverings with uPVC double glazed window and radiator.

**Ground Floor Flat****Kitchen**

9'10" x 8'6" (3m x 2.6m).

Having a range of fitted wall and base units, sink with drainer, wood effect worktops and laminate floor covering with uPVC double glazed window and radiator.

**Living Room**

9'10" x 15'8" (3m x 4.78m).

With uPVC double glazed window and radiator.

**Bedroom**

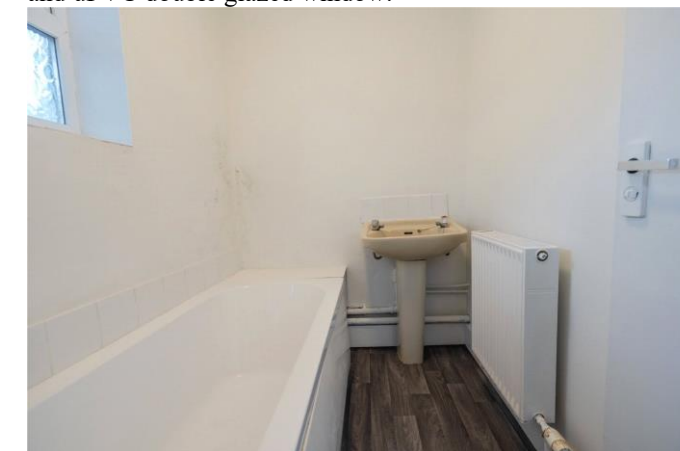
11'11" (3.63) x 10' (3.05) into chimney recess.

With double glazed uPVC windows and radiator.

**Bathroom**

4'10" x 6'6" (1.47m x 1.98m).

Having bath, handwash basin, wood effect laminate flooring and uPVC double glazed window.

**W.C.**

4'10" x 2'10" (1.47m x 0.86m).

With low flush toilet and uPVC double glazed window.

Business Rates

The current rateable value for the commercial aspect is £1,825.00 as per the ratings list of 1st April 2017. All interested parties are advised to make their own enquiries.