



158 Grimsby Road, Cleethorpes, DN35 7DL
Asking Price £195,000

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

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ATTENTION INVESTORS.

A great opportunity has arisen to purchase this part-let investment property, situated in a prominent position on Grimsby Road. The property comprises a Ground floor retail unit with three additional one bed flats, achieving a combined rent of £13,900 Per Annum, equating to a gross initial yield of 7.12%.

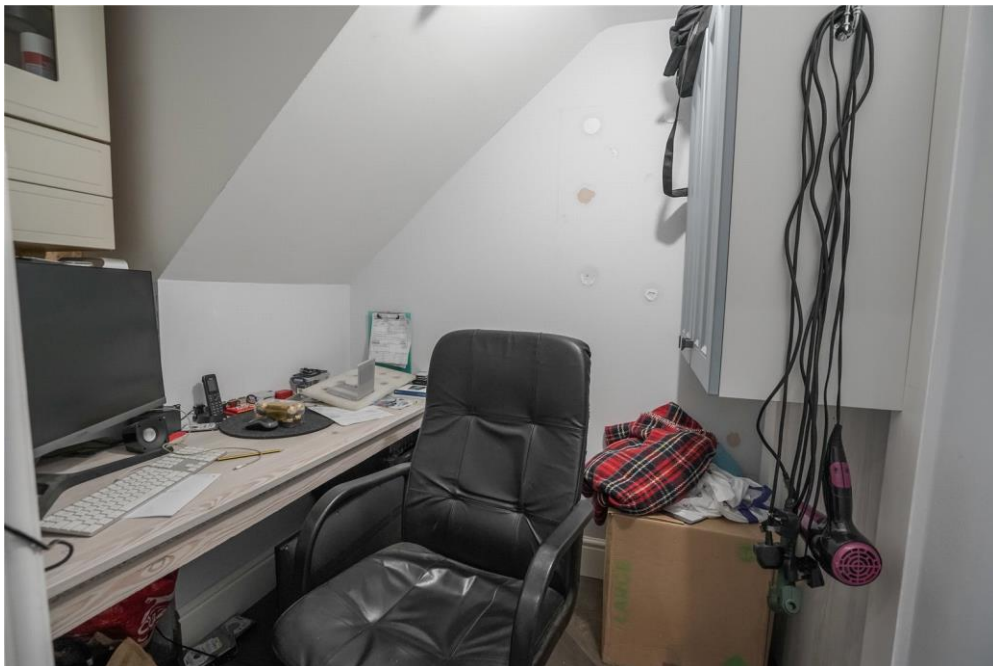
The ground floor retail unit features a main retail area, office and workshop space, W.C and kitchenette, which is approximately 49sqm /528 sqft. There are three flats included, one of which has a separate rear access and the other two have shared access from the front elevation and are above the retail unit.

We understand that the two out of the three residential flats are currently tenanted on AST's, with the vacant undergoing planning to be changed from a commercial dwelling, back to a residential. The Ground floor retail unit is tenanted on a three-year lease agreement, which commenced on 2nd November 2024 and is achieving £5,200 Per Annum.

The property is strategically situated on Grimsby 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.



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Commercial

Main Retail 17'11" x 16'5" (5.46m x 5m) With uPVC double glazed windows and doors, air conditioning unit, laminate flooring and LED lights. Space to the front for one vehicle.

Workshop 13'6" x 12'6" (4.11m x 3.8m) With laminate flooring, LED lights and an air conditioning unit.

Office 7'3" x 5'5" (2.2m x 1.65m)

W.C. 7'6" x 3'7" (2.29m x 1.1m) Part tiled walls, tiled flooring, low flush w.c. and sink with mixer tap and radiator.

Business Rates The rateable value as of 1st April 2023 is £4,250. This an online enquiry and all interested parties are advised to make their own enquiries.

Flat 1 Currently vacant and awaiting planning permission to be turned back into Residential.

External Concrete paved rear access with uPVC double glazed front door.

Kitchen 11'8" x 9'1" (3.56m x 2.77m) Brand new appliances such as "Lamona" Hob and "Indesit" extractor fan. Includes an aluminium sink with drainer, wall and base units and radiator.

Living Room 12' x 7'6" (3.66m x 2.29m) Benefitting from a uPVC double glazed bay window.

Bedroom 16' x 6'3" (4.88m x 1.9m) LED lights, vinyl flooring and radiator.

Shower Room 4'11" x 4'11" (1.5m x 1.5m) Electric shower and sink with pedestal.

W.C. 3'7" x 4'11" (1.1m x 1.5m) Including a low flush w.c. and "Biasi" combi boiler.

Flat 2 Shared entrance with flat 3.

Open Plan Kitchen/Living Room 11'9" x 10'6" (3.58m x 3.2m) Vinyl flooring, two uPVC double glazed window, "Ravenheat" combi boiler.

Bedroom 1 8'11" x 8'11" (2.72m x 2.72m) Including a uPVC double glazed window.

Bathroom 8'6" x 5'5" (2.6m x 1.65m) Benefitting from vinyl flooring, bath tub, low flush w.c. and sink with pedestal.

Flat 3 Shared entrance with flat 2.

Open Plan Living/Kitchen 19'8" x 18'3" (6m x 5.56m) Part carpet and part vinyl flooring, wall and base units and 2 uPVC double glazed windows, one being a bay window. "Ideal" combi boiler.

Bedroom 10'3" x 8'7" (3.12m x 2.62m) Radiator and uPVC double glazed window.

Bathroom 14' x 3'10" (4.27m x 1.17m) Including a bath with overhead shower, low flush w.c. and sink with pedestal. uPVC double glazed frosted window.

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 This information was obtained on the 27th 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

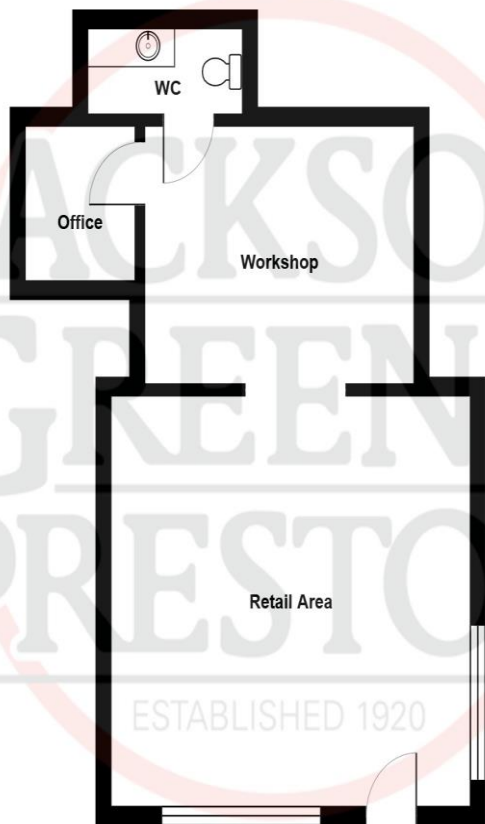
www.gov.uk/council-tax-bands

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.

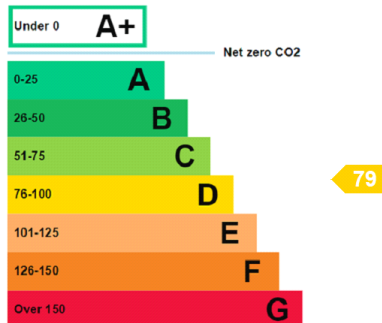
Commercial:



Commercial:

Energy efficiency rating for this property

This property's current energy rating is D.



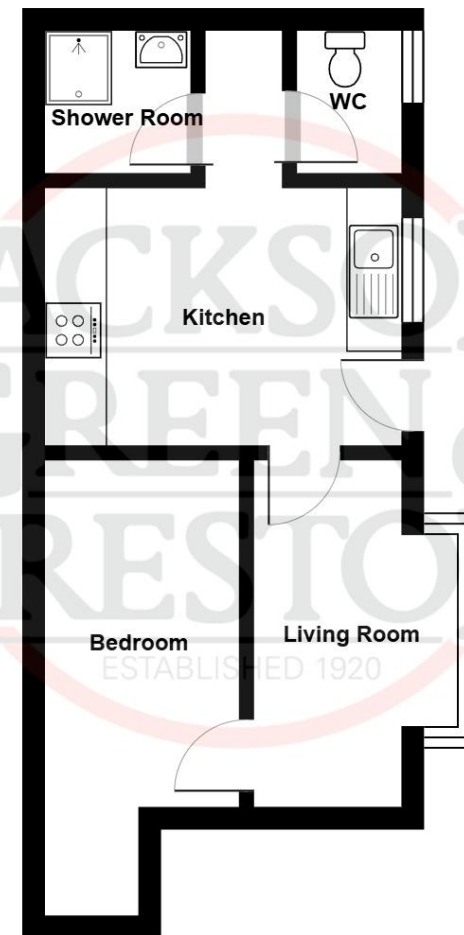
Properties are given a rating from A+ (most efficient) to G (least efficient).

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

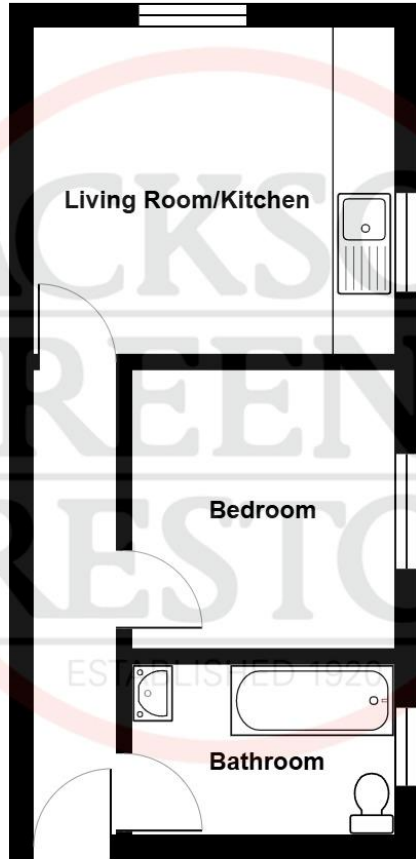
Flat 1:

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 72 | 75 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

Flat 1:



Flat 2:



Flat 2:

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 58 | 70 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

Flat 3:

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 56 | 62 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

Flat 3:





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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.