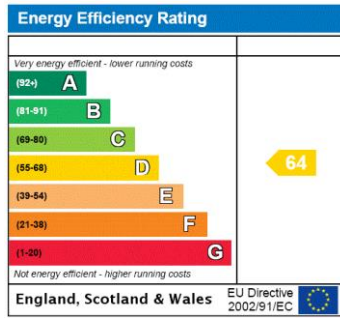


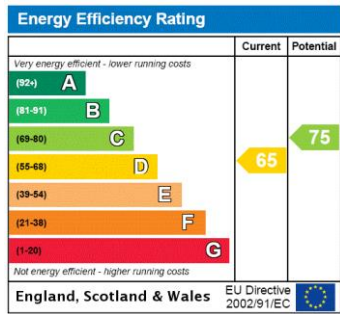
**Tenure:**

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

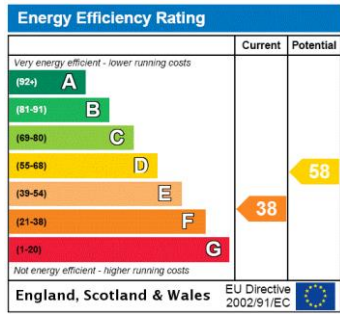
**Energy Performance Rating - Commercial:**



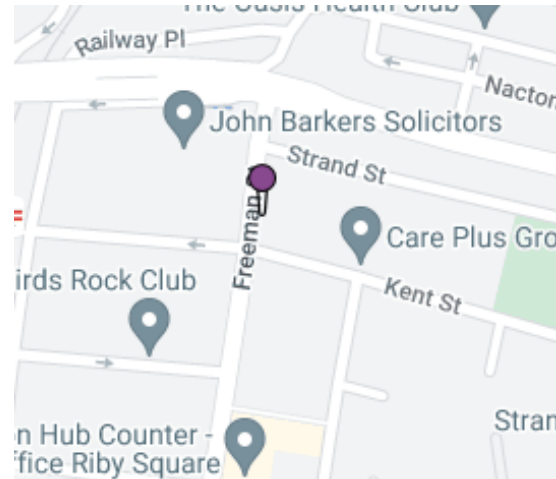
**Energy Performance Rating – 4A:**



**Energy Performance Rating – 4B:**



**Location:**



**To View:**

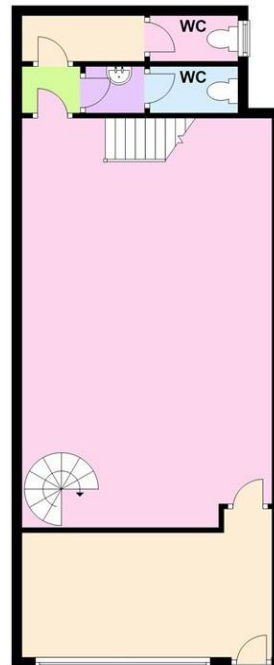
Strictly by appointment with the Agents. Telephone 01472 311113 to arrange. Or call into one of our offices at:  
 19 West St. Mary's Gate, Grimsby, DN31 1LE  
 48a St. Peter's Avenue, Cleethorpes, DN35 8HP

**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.

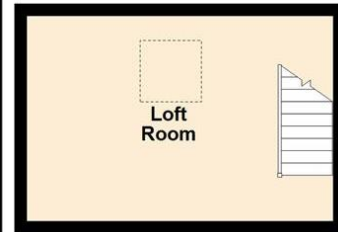
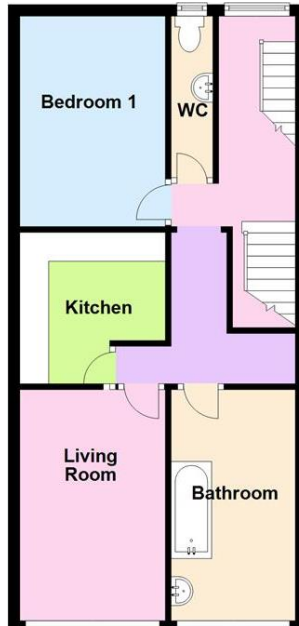
**Commercial:**



**First Floor Flat:**



**Second Floor Flat:**



Estate Agents

Chartered Surveyors

Tel: 01472 311 113

Letting Agents

Auctioneers

www.jacksongreenpreston.co.uk



**4 FREEMAN STREET  
GRIMSBY  
DN32 7AA**



- MIXED USE PREMISES
- COMMERCIAL UNIT + 2 X 1 BEDROOM FLATS
- FLATS LET AT £7,020 PER ANNUM
- EXPECTED COMMERCIAL RENT £4,800 PER ANNUM
- YIELD 10.3%
- LONG TERM TENANTS WISHING TO REMAIN
- UPVC DOUBLE GLAZING
- MODERN ELECTRIC HEATERS

**£115,000**

**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.

### 4 FREEMAN STREET, GRIMSBY

A fantastic opportunity to purchase this mixed use premises, located in the heart of Grimsby on Freeman Street. Nearby Vendors include Boots, Asda supermarket and Wilkos. The property is within close proximity to Freshney Place shopping centre and benefits from good transport links to and from Cleethorpes.

The property comprises of a well proportioned ground floor retail area approximately 62.89sqm/676sqft in size, comprising of 2 w.c.'s and a generous sized basement of 48.51sqm/522.15 sqft. The property comes with 2 x 1 bedroom, flats which are currently let at £75 and £60 per week respectively, equating to £7,020 per annum. We anticipate the retail unit to generate an income of £4,800 per annum, which combined generates an income of £11,820 per annum. At the current asking price, this represents a yield of just shy of 10.3%, making this an extremely attractive investment opportunity.

VIEWING IS HIGHLY RECOMMENDED FOR THIS EXCEPTIONAL OPPORTUNITY.

#### Ground Floor - Retail Unit

36'1" x 16'6" (11m x 5.03m).

These premises have a number of different uses, subject to relevant planning consent. The unit comprises of a uPVC double glazed window frontage as well as entrance door off Freeman Street and has carpeted flooring throughout and a suspended ceiling.



#### Retail Unit



#### W.C.

With w.c. and hand basin.



#### W.C.

With w.c. and hand basin.



#### Retail Unit



#### Basement

33'10" x 15'10" (10.3m x 4.83m).

This could be used for an abundance of different uses.

#### First Floor Flat - 4A

##### Entrance Hallway

With a front door leading onto the communal hallway.

##### Living Room

13'1" x 8'2" (4m x 2.5m).

With a uPVC double glazed front window and electric storage heater.

##### Bedroom

8'2" x 13'5" (2.5m x 4.1m).

With a uPVC double glazed window and an electric storage heater.

##### Kitchen

5'11" x 10'2" (1.8m x 3.1m).

With wall and base units incorporating a basin and space for a cooker, washing machine and stand alone 'fridge-freezer.

##### Bathroom

A three piece suite incorporating a bath, w.c. and a basin.

##### Tenancy

The property is currently let for £60 per week (£260 per calendar month) on an Assured Shorthold Tenancy with the tenants being in situ since 2013 and wishing to remain.

#### Second Floor Flat - 4B

##### Entrance Hallway

With a uPVC double glazed window, under stairs storage space and stairs leading to the first floor accommodation.

##### Landing

With a uPVC double glazed window and a storage cupboard.

##### Living Room

9'2" x 13'5" (2.8m x 4.1m).

With a uPVC double glazed front window and an electric storage heater.

##### Bedroom

12'2" x 7'10" (3.7m x 2.4m).

With a uPVC double glazed rear window and an electric storage heater.

##### Bathroom

A large bathroom consisting of a bath and w.c. as well as a uPVC double glazed front window.

##### Cloakroom

With a uPVC double glazed frosted window, pedestal basin and a w.c.

#### Kitchen

8'10" x 8'6" (2.7m x 2.6m).

With fitted wall and base units incorporating a basin as well as space for a cooker, washing machine and 'fridge-freezer. Partially tiled with the "Britony II" boiler.

#### Loft Room

12'6" x 16'5" (3.8m x 5m).

A boarded loft space with a timber "Velux" single glazed window.

#### Tenancy

The property is currently let at £75 per week (£325 per calendar month) and the tenant has been in situ since the current owner purchased the property is 2012. The tenant, much like the flat below wishes to remain.

#### Communal Areas

The two residential flats are located down a side alleyway to the left of 4 Freeman Street, which the leads access via a metal stairway to the two flats. To gain access to the two flats, one must walk across the flat roof of 6 Freeman Street, however we have checked there is right of way to gain access above these premises.

#### Business Rates

The rateable value as of 1st April 2017 is £12,000. All interest parties are advised to make their own enquiries.

#### Council Tax Band A (Each Flat)

This information was obtained on the 17th August 2022 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)

#### 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](mailto:rented@jacksongreenpreston.co.uk)) for some informal advice. Further information is also available on our website at [www.jacksongreenpreston.co.uk/info\\_landlords.php](http://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.