



Commercial Development in

Grimsby Road, Cleethorpes, Lincolnshire,
DN35 7HB

£99,000 Starting Bid

On Street parking

Property features

- ✓ Brand-new flat above
- ✓ Vacant Possession
- ✓ Vacant retail shop
- ✓ Tastefully finished
- ✓ New kitchen

Arrange a viewing

Lisa Neil
Branch Manager
Commercial National

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

For Sale Via Online Auction. Fees Apply.

A vacant former retail shop with a beautifully newly fitted self-contained flat above. The ground floor was previously used as a retail shop and benefits from electric roller shutters, a single-glazed shop front, tiled carpet flooring, a second sales area, service counter, storage area, toilet/kitchenette facilities and access to a private concreted garden area with wooden fencing.

The first-floor flat has been tastefully renovated throughout and has never been used since completion. Everything is brand new, finished to a high standard and presented in excellent condition. The accommodation includes a newly fitted kitchen with tiled walls, solid wood flooring, electric cooker, sink and drainer, uPVC windows and doors, and radiator.

There are two bedrooms, both with uPVC windows and radiators. The main bathroom is newly fitted with a bath and overhead rain shower, basin and taps, heated towel rail, and a storage cupboard housing the Ideal Logic boiler. The second bedroom also benefits from a newly fitted ensuite shower room with shower, sink, toilet and heated towel rail.

The living room is bright and spacious, with large uPVC windows including a bay window, an electric wall heater and radiator.

Overall, this is a well-presented mixed-use property offering a vacant former shop with an exceptionally tasteful, brand-new flat above, ready for immediate occupation or investment use.

Commercial

Ground Floor

Front of Shop

5.11m x 6.05m

Electric roller shutters, single glazed window shop front. Tile carpets.

2nd Sales Area

3.0m maximum x 7.99m - With wooden floor, service counter area and storage area.

W.C./Kitchenette Area

With w.c. and wash basin. Small kitchen area.

Garden

With wooden fence private concreated area and access stairs to Flat.

Business Rates

The rateable value as of 1st April 2026 is £5,200. All interested parties are advised to make their own enquiries.

Flat

First Floor

Hall

Radiator.

Kitchen

3.1m x 3.48m

Newly fitted with tiled walls, solid wood flooring, electric cooker, sink drainer, uPVC windows and doors with radiator.

Bedroom 2

2.5m x 2.7m

With uPVC window and Radiator.

Bathroom

Newly fitted bath with shower over, rain shower, basin and taps with heated towel rail with storage cupboard to house the "Ideal Logic" boiler.

Bedroom 1

3.4m x 4.09m

With uPVC window and radiator.

En-Suite

1.1m x 2.4m

Including a shower, sink and w.c. with a heated towel rail.

Living Room

3.92m x 5.22m

Two large uPVC windows one bay window electric wall heater and radiator.

Council Tax

We were unable to locate the council tax banding of this property and advise any interested parties to make their own enquiries.

Broadband & Mobile Phone Coverage

Please use the following link to check the mobile phone and broadband coverage for this property.

Services

We have not tested or inspected any heating systems, fixtures, appliances or services, purchasers should rely on their own survey.

Price: Starting Bid £99,000

Property Type: Commercial Development

Business Type: Other/Unspecified

Parking: On Street

Description

A vacant former retail shop with a beautifully newly fitted self-contained flat above.

EPC

Rating E

Location

Cleethorpes, Lincolnshire, DN35

Tenure

Title number
HS54787 - Freehold

Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on commercial@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment.



Grimsby Road, Cleethorpes, Lincolnshire, DN35 7HB

Contact your local branch today for more information on this property:

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