



# CROFTS ESTATE AGENTS

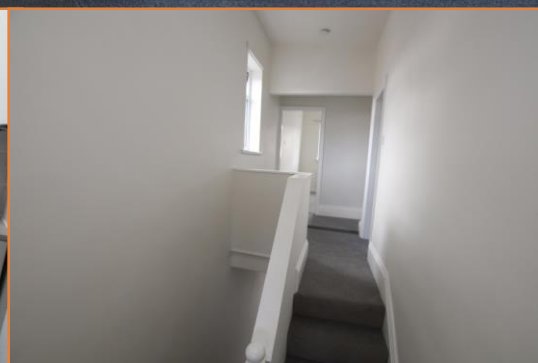
PASSIONATE ABOUT PROPERTY

CLEETHORPES  
01472 200666

IMMINGHAM  
01469 564294

LOUTH  
01507 601550

SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



85/85A Brereton Avenue  
Cleethorpes  
DN35 7RP

**Offers in the Region Of  
£118,000**

**ATTENTION INVESTORS** - Crofts are absolutely delighted to be able to offer to the market this great investment opportunity comprising of a end terrace property split into commercial unit and two potential residential units with the first floor flat currently let at £480pcm. Set within this established residential location with excellent passing trade, the property is set upon a plot with grounds and accommodation of around 210sqm. To the rear there is a yard along with a detached garage which offers the potential for further development or the creation of further garages. The ground floor is mid way through a programme of insulation rewiring and refurbishment. The work has been paused as it was bespoke to the current owners and may not reflect the needs of a potential buyer. Viewing is highly advised on this great opportunity.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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[www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk)

Information

Please note that at the time details were taken, it was not possible to gain access to the first floor flat.

Ground Floor Commercial

To the ground floor front, there is a commercial shop unit which subject to permissions could be used for a variety of uses.

Rear Ground Floor

To the rear of the ground floor there is a one bedroom ground floor float which is partly through remodelling.

First Floor

A well proportioned first floor flat which is currently tenanted with the present tenant showing a strong interest in remaining.

External

The property benefits from a large yard to the rear which has a detached garage. The yard offers the ability for further income with the possibility for further garaging which could produce a rental income or subject to permissions the possibility to develop the year to create/build another residential unit or possibly two units.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected. Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

Band A: To confirm council tax banding for this property please view the website[www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

Additional Services

We offer free valuations, property management, energy performance provider and mortgage advice with no obligation. Please contact the relevant office for further details



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 70 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 53 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



DISCLAIMER - Although we have taken care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any 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. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries, in order to ensure that any necessary consents have been obtained. All measurements are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any fixtures, fittings or services including central heating systems and cannot therefore 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.