



FEATURES

- Available subject to auction terms and conditions
- Freehold
- Previously a Chinese Restaurant
- Residential Conversion Opportunity (STP)
- High Street Restaurant
- Arranged Over Four Floors
- Sold with fixtures and fittings
- Good Trading Position

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Guide Price £140,000+

High Street Restaurant

104 Cleethorpe Road,
Grimsby, DN31 3HW

OVERVIEW

This terraced property occupies a prime position on Cleethorpe Road, Grimsby a primary and artillery road into Grimsby town centre.

Grimsby offers a wealth of facilities and amenities and good access to surrounding towns and the A180 road network.

The property has been trading as a Chinese restaurant with accommodation arranged over four floors. This property is to be sold with full fixtures and fittings and ready to trade as a Restaurant.

The first and second floors have the potential to provide residential accommodation subject to the necessary residential consents being obtained alternatively the upper floors can provide excellent potential for staff room facilities.

Lot No. TBC

Tenure
Freehold

Services
We understand the property to have mains gas, electricity, water and drainage. Prospective purchasers are advised to make their own investigations.

Floor Area
Approximate Gross Internal Area of 501 sq m/ 5,392 sq ft (Taken from EPC)

Buyers Premium
2% (min. £3,600) inc. VAT

Viewings
Viewings by appointment only. Please contact a member of John Pye Property on property@johnpye.co.uk.

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