

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### SHOP & FLAT FOR SALE 51 CAMBRIDGE STREET, CLEETHORPES

**PURCHASE PRICE £200,000 - NO CHAIN**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

A - FLAT

#### PURCHASE PRICE

£200,000

#### TENURE

We understand the property to be Freehold and this is to be confirmed by the solicitors



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# 51 CAMBRIDGE STREET, CLEETHORPES

Offered for sale with NO ONWARD CHAIN, empty and ready to go. Is this excellent and rare opportunity to purchase this spacious shop with a two bedroom flat above. Situated between two well established businesses on Cambridge Street, with nice views of the Town Hall and parking on the front. The ground floor shop accommodation briefly consists of a shop front, shop rear, inner hall, office, store room, lobby, ground floor cloak room. The flat has a landing, lounge, modern kitchen, bedroom/sitting room, bathroom on the first floor. The second floor has the additional bedroom. This is a great opportunity not to be missed.

## **SHOP FRONT**

31'7 x 12'5 (9.63m x 3.78m)

The shop has a u.PVC double glazed door and window to the front. A concrete floor and an under stairs storage cupboard. At the back of the shop is a row of base units with contrasting work surfaces and a small stainless steel sink with a chrome mixer tap. Ample lighting to the ceiling. - Permission might be needed if you want to change the front window, this is something interested parties would need to check themselves.



# 51 CAMBRIDGE STREET, CLEETHORPES

## KITCHEN/OFFICE

9'9 x 11'2 (2.97m x 3.40m)

With a range of white base units, contrasting work surfaces, 3 stainless steel sinks, a concrete floor and spotlights to the ceiling.



## INNER HALL

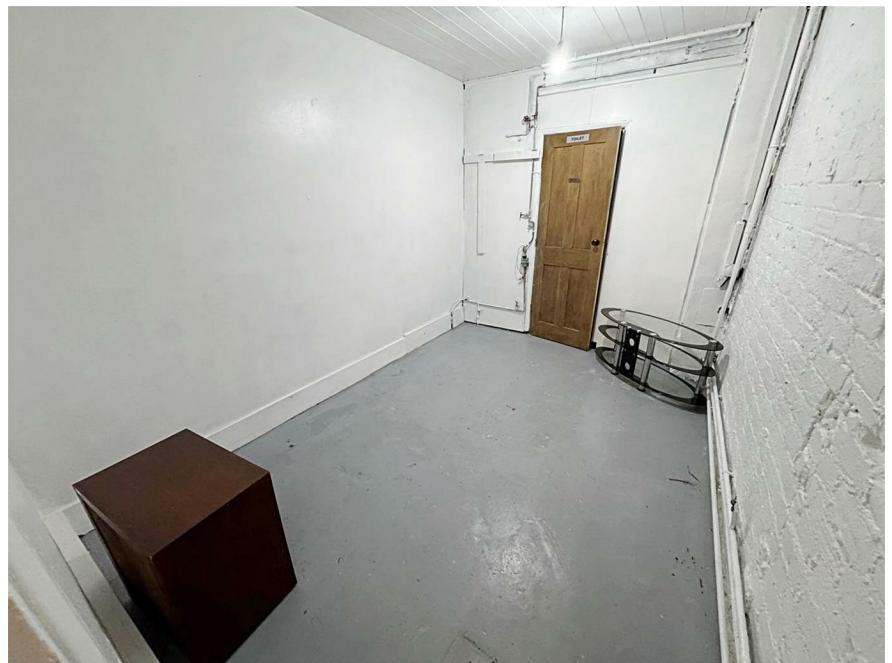
Door to flat and spotlights to the ceiling.

## STORE ROOM/SECOND RETAIL

### AREA

11'6 x 8'0 (3.51m x 2.44m)

With vinyl to the floor and a light to the ceiling.



## LOBBY

3'0 x 5'5 (0.91m x 1.65m)

With a u.PVC double glazed door to the side, a storage cupboard, vinyl to the floor and a light to the ceiling.

## CLOAKROOM

5'2 x 4'5 (1.57m x 1.35m)

The handy and convenient ground floor cloakroom has a toilet and vanity wash hand basin, with an automatic hand dryer. Vinyl to the floor and two lights to the ceiling.

## FLAT

From the inner hall a staircase leads you to the Flat.

## LANDING

The landing is of a spelled split level design with additional staircase leading to the second floor accommodation.

# 51 CAMBRIDGE STREET, CLEETHORPES

## LOUNGE

14'2 x 13'3 (4.32m x 4.04m)

The lounge has a u.PVC double glazed walk in bay window, with views over to Cleethorpes Town Hall town hall. A black painted fire surround with a tiled hearth and a pebble effect electric fire, a central heating radiator, a light, coving and ceiling rose to the ceiling.



## KITCHEN

12'4" x 7'7 (3.76m x 2.31m)

The kitchen has a u.PVC double glazed door leading on to the steel fire escape/entrance. A Range of white base units with roll edge worktop which incorporates a stainless steel sink. There is an integral oven and hob, space for a fridge/freezer and plumbing for a washing machine. A wall mounted central heating boiler, a central heating radiator, vinyl to the floor and a light to the ceiling.



## BEDROOM/SITTING ROOM

12'10 x 7'10 (3.91m x 2.39m)

This room is of a double size with u.PVC double glazed window to the rear. A built in wardrobe, a central heating radiator, and a light to the ceiling.



# 51 CAMBRIDGE STREET, CLEETHORPES

## **BATHROOM**

8'0 x 4'8 (2.44m x 1.42m)

With two u.PVC double glazed windows to the side, the bathroom has half tiling to the wall and a white suite comprising of a panelled bath, pedestal wash hand basin and toilet. There is a central heating radiator, vinyl to the floor and a light to the ceiling.



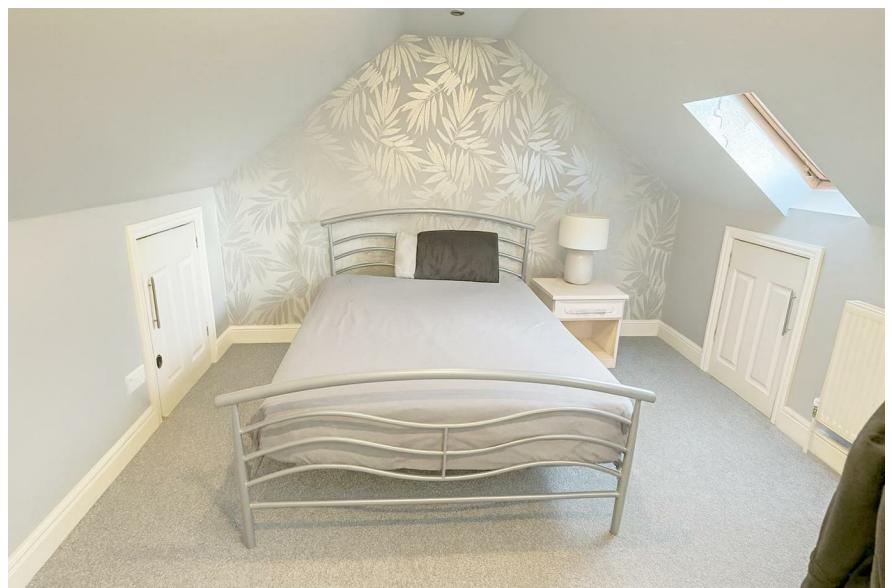
## **SECOND FLOOR ACCOMMODATION**

Up the stairs to second floor accommodation.

## **BEDROOM 2**

11'10 x 1'10 (3.61m x 0.56m)

This double room has a velux roof light, a central heating radiator, access to storage in the eaves and spotlights to the ceiling.



## **OUTSIDE**

Metal staircase to courtyard garden to the rear. Secure gated passageway.



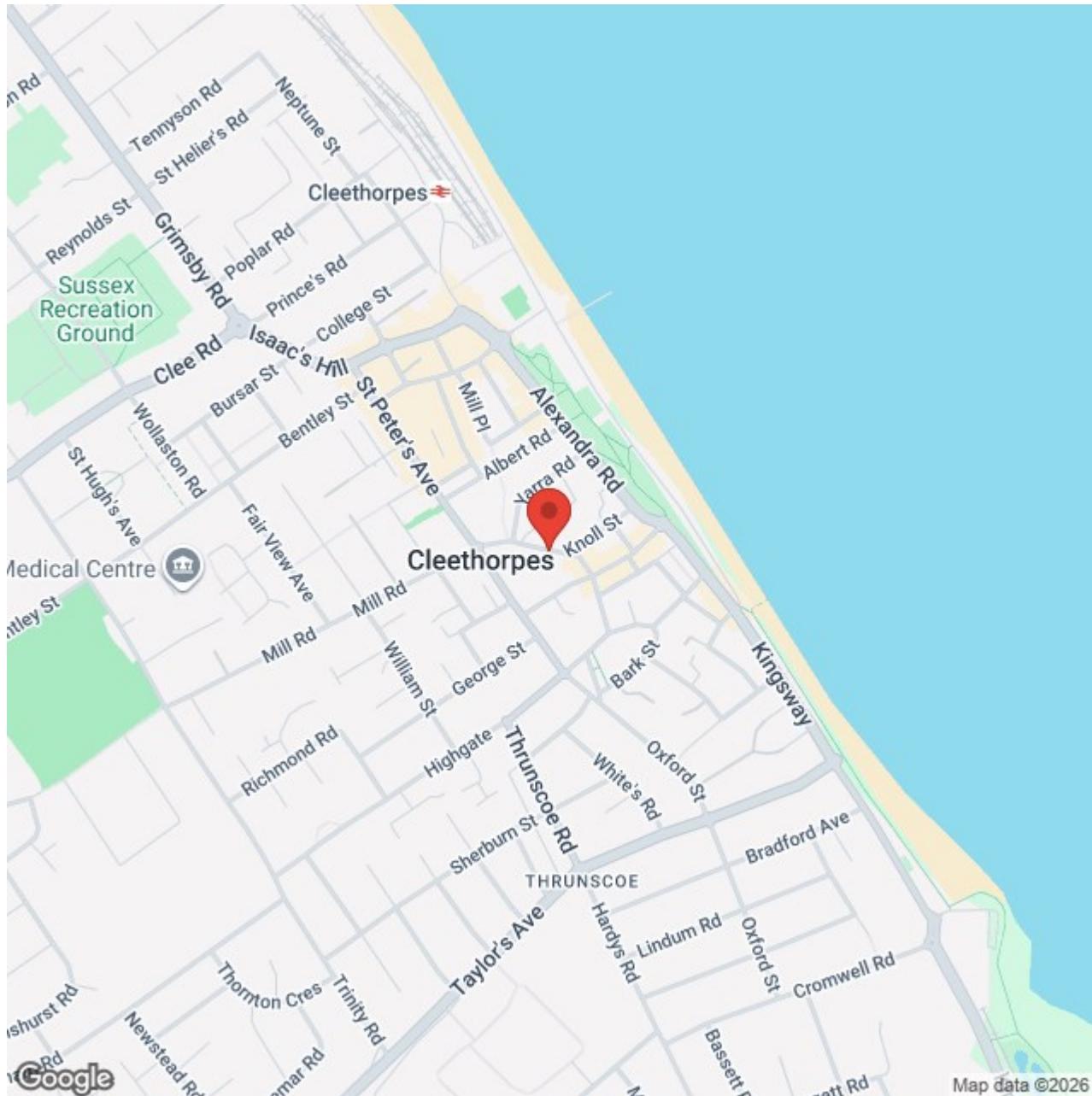
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.  
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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## **ADDITIONAL NOTES**

### **FREE VALUATIONS:**

We offer a free valuation with no obligation, just call the office on 01472 698698 and ask for your free valuation, we are flexible with our times.

### **B.M.H. PROPERTY MANAGEMENT.**

We offer a letting/management service:-

Four weekly payments / Regular inspections / credit checks / Our monthly fee is 12% **Inclusive of VAT** (i.e. 10% + V.A.T.) Call us if you are interested.

### **MORTGAGE ADVICE**

#### **WE CAN OFFER INDEPENDENT MORTGAGE ADVICE**

Our local broker James Welham can help you find the best mortgage to suit you providing personal face to face expert advice either at our office or in the comfort of your own home.

Contact our office for further details on 01472 698698 or speak to James Welham directly on 07710 548 379 or [james@jdwassociates.co.uk](mailto:james@jdwassociates.co.uk).

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***YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.***

***They normally charge a fee of £495 payable on production of offer.***

***(BMH may recommend the services of James Welham JDW Associates but it is entirely sellers/potential buyers own decision to use the services and they are under no obligation to do so. BMH receive a referral fee/benefits worth £75 per mortgage completion. This has NO effect on the price sellers/potential buyers pay for the Mortgage Advice. It is purely an agreement between BMH and James Welham.)***

**STATUTORY NOTICE: YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

**\* ALL MEASUREMENTS STATED ARE APPROXIMATE.**

Please note that none of the apparatus, equipment, whether gas or electrical have been tested and that we cannot verify that they are in full working order. We have done our utmost to provide fair, decent and honest information, we will not accept liability for any errors regarding measurements, council tax band, tenure etc, as they are for your general use only and not to be relied upon. We advise that you make your own enquiries. Should a purchaser require inspections or quotes for works on a property due to survey results, although we are only too pleased to recommend firms, we will not be held responsible for any works carried out before or after completion, or works not detected by the firms in question, they are only recommendations and have no connection with Bettles, Miles & Holland