

BETTLES, MILES & HOLLAND

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PROPERTY FOR SALE

513 GRIMSBY ROAD, CLEETHORPES

PURCHASE PRICE £495,000 FREEHOLD



VIEWING

By appointment with this office

COUNCIL TAX BAND

Living accommodation C Band. Re-rating from April 2020 to £9,000, rateable value due to Covid is free

PURCHASE PRICE

£495,000

TENURE

Freehold



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513 GRIMSBY ROAD, CLEETHORPES

This iconic landmark stands by the roundabout at the foot of Isaac's Hill. The property is a Grade 2 listed building and was built in 1937 as an electricity showroom. The property was made freehold by the Yorkshire Electricity board in 1995. Our client purchased the property in 1999. The property is being used principally as a fancy dress centre in the showroom, upstairs above the showroom with the same proportion is a ballroom, our vendor actually lives at the property on the first floor in the South East wing, the ground floors of both wings and the upper floor the north wing have all been let at various times to different parties including offices, religious use, Zumba classes, fitness classes, dancing lessons and disco's. It has been a success. There is parking to the side and also to the rear in the courtyard to the back of the building. It is safe to say you will find it hard to come across a property with so much character and enjoyment in its construction from the clock tower to the domes with the fabulous glass windows, the sprung floor in the ballroom. Even the original toilets have been retained. The living accommodation has gas fired central heating and the remainder of the building is heated with electricity. There is a full fire alarm system throughout the building.

SHOWROOM

57'6 x 22 (17.53m x 6.71m)

The main entrance faces the roundabout with a mosaic floor behind the electric shutters, and you will find pink doors and door frames here and double doors deep side and huge and beautiful display windows and a further window to the side elevation all with electric shutters. In the showroom there are black and white tiles to the floor with footprints. The original lift stands here, it is disconnected and unused these days however can be brought back to life if required. Two fabulous stone staircases which circle around the lift go up to the first and second floor. On the ground floor there are toilets on each side of the lift and then on the first landing three picture windows. Each with leaded and stained glass, the Vigilante in the middle window. Stairs continue up to the ballroom where the entrance here has been boarded. There is the original lighting to the stairs here and then above two domes which bring great light.

The clock remains on the tower, the tower is presently empty. There is access.

SHOWROOM RECESS NORTH SIDE

15 x 12'6 (4.57m x 3.81m)

UTILITY/KITCHEN

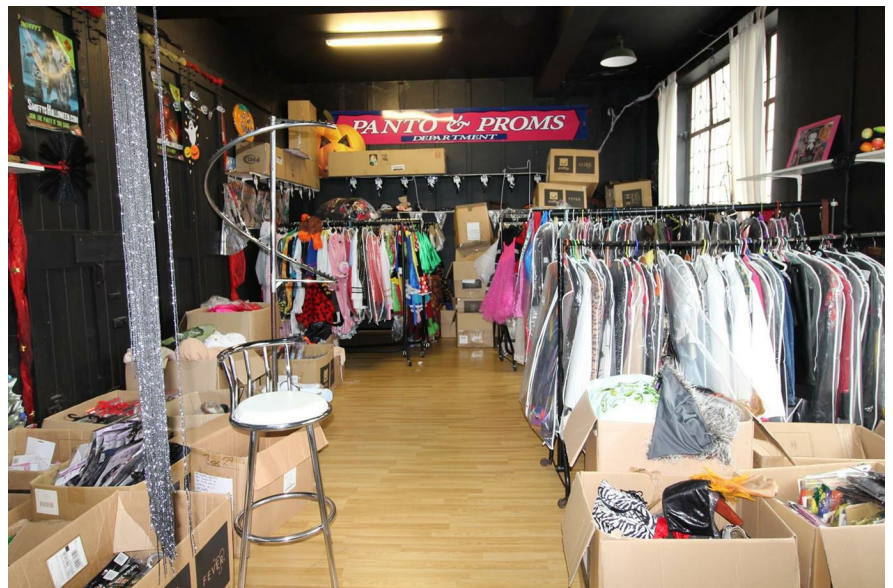
15'9 x 15'10 (4.80m x 4.83m)

This room with plumbing for a washing machine and dishwasher, built in cupboards, doorway and window to the rear courtyard.

STORE ROOM

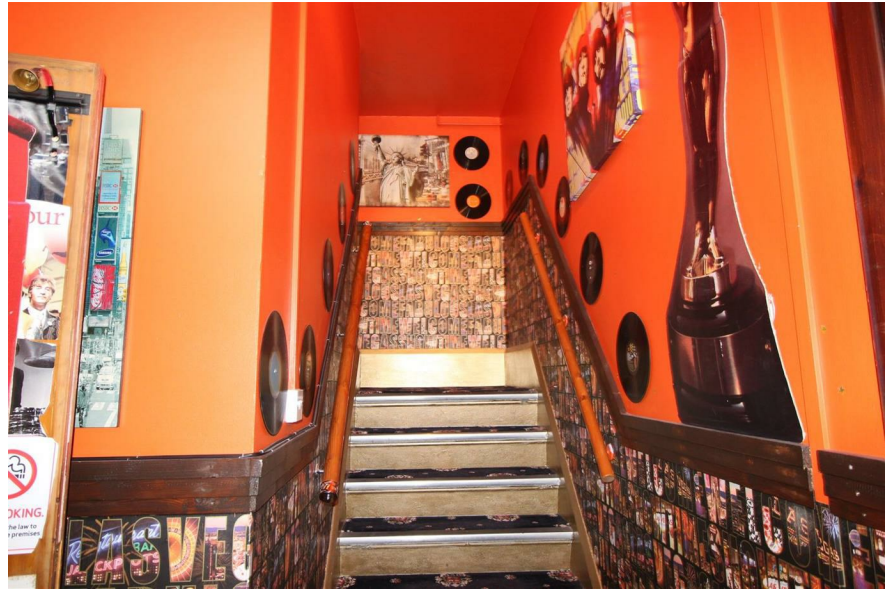
20 x 15'9 (6.10m x 4.80m)

This room could easily be extended into a garage. At one time it was used in such a way that it required sound proofing.



**SIDE ENTRANCE ON PRINCESS
ROAD**

Stairs are ahead with a nicely tiled floor, the stairs are stone.



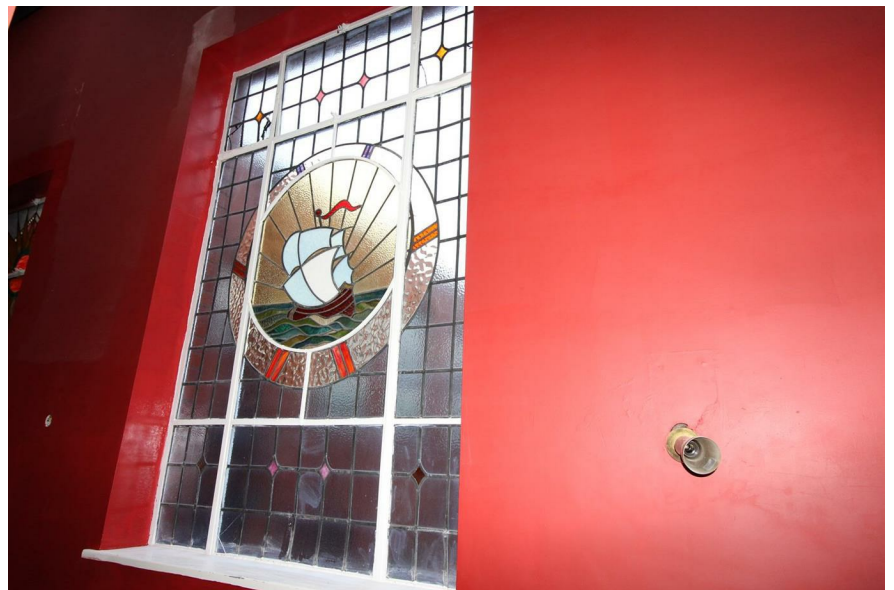
SHOWROOM RECEPTION AREA

12'6 x 14 (3.81m x 4.27m)

Windows to the side, steps up into what was the safe but no longer is so. Just storage. Just off the entrance hall is an entertaining room.



FEATURE WINDOW



ENTERTAINING ROOM REAR OF SOUTH SIDE

16 x 16 (4.88m x 4.88m)

With windows to Princess Road with door on one side to the court and a huge window.



WORKROOM

25 x 15'10 (7.62m x 4.83m)

Another huge room with two windows to Princess Road, a huge double door leads onto the courtyard. It is worth noting like many of the rooms this one is 11ft high. Some 15ft high.

FIRST FLOOR ACCOMMODATION

Stairs to the top and a little window to the side.

BAR AND RECEPTION

16 x 22 (4.88m x 6.71m)

As you come from the landing at the side this area precedes the ballroom with a built in bar with pulled down shutters and then around into the ballroom.



513 GRIMSBY ROAD, CLEETHORPES

BALLROOM

57'6 x 22 approximately 15' high (17.53m x 6.71m approximately 4.57m high)

Ballroom with a sprung dance floor, built in seating, fantastic windows, superb lighting all original, built in stage and disco box in the corner and some of the lighting has been sourced from the original Winter Gardens and restored also from the Lifeboat Hotel and restored.



BALLROOM VIEW 2



BALLROOM RECESS NORTH SIDE

12'6 x 14 (3.81m x 4.27m)

Leading up to the ballroom across from which is the boudoir and rear hall on the Northern wing.

BOUDOIR

The boudoir is amazing there are four separate toilets all original, three washhand basins all original with original slip tiles, hot water boiler and four windows.

UTILITY KITCHEN

16'3 x 11'9 (4.95m x 3.58m)

This rear hall area is quite unusual, its attractive, work surfaces, nicely tiled, water heater, partition in the middle which is original, sink unit and cupboard, hot and cold water and two windows.



GAMES ROOM

16'5 x 15'9 (5.00m x 4.80m)

This room with two windows to the side, and the most astonishing ceiling rose. There is a door to the rear that leads you to the fire escape, there is also a loft entrance that will take you up to the flat roof, worth noting is the foundations are satisfactory for somebody to extend the building upwards.



STAIRCASE PRINCESS ROAD ENTRANCE

At the top of the stairs you come to a neat little landing to the right of course you go to the ballroom and then left at the top of these stairs you go into what is the living accommodation on the south side. First of all you come to the closet. It leads off the landing and it includes amazingly two original urinals, two sinks and two separate toilets, original tiling, obscure glazed window. That is at a high level.

Back into the little landing and then through a door into a private living area. First of all there is gas fired central heating here, a Baxi boiler. There is a little porch first with a side window, then the inner hall, doors to the balcony on your right overlooking Princess Road and beyond.

BEDROOM 2/LIVING AREA

11'1 x 7'9 (3.38m x 2.36m)

First you come to what was the Electricity Boards cash office it has a little side window, an ornate fireplace and a central heated radiator.



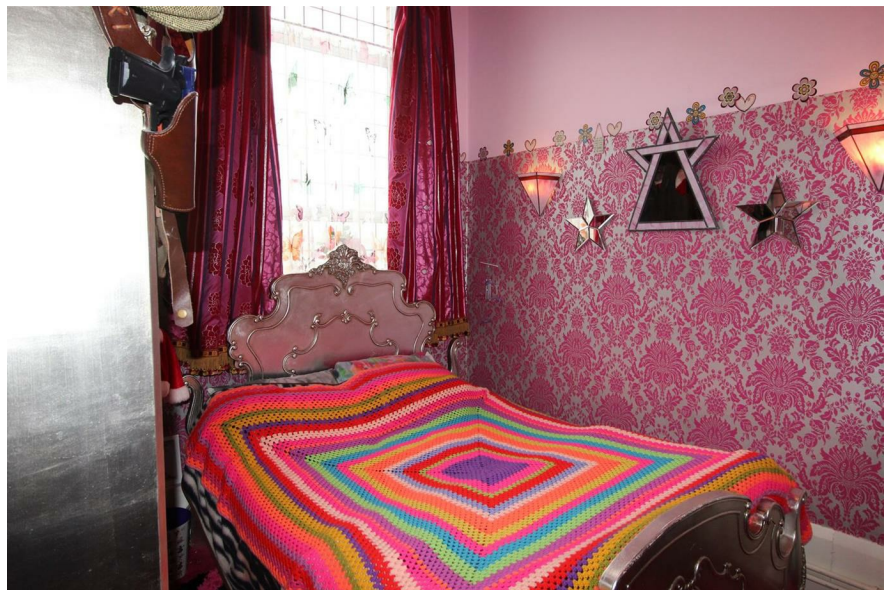
HALLWAY



BEDROOM 2

8'4 x 11'2 (2.54m x 3.40m)

A sitting room with a deep window and a centrel heated radiator.



BATHROOM

11'1 5'8 (3.38m 1.73m)

The bathroom is ornate, high back free standing bath, closed cupboard W.C, a bidet, the marble light surface to the basin with cabinetised. Central heating radiator, a window to the side and an extractor. It is an attractive bathroom.



BEDROOM 1

11'1 x 9'5 (3.38m x 2.87m)

The bedroom runs off the hallway, it is to the side with a central heating radiator, built in airing cupboard with lovely doors.

LIVING KITCHEN

16'4 x 11'7 (4.98m x 3.53m)

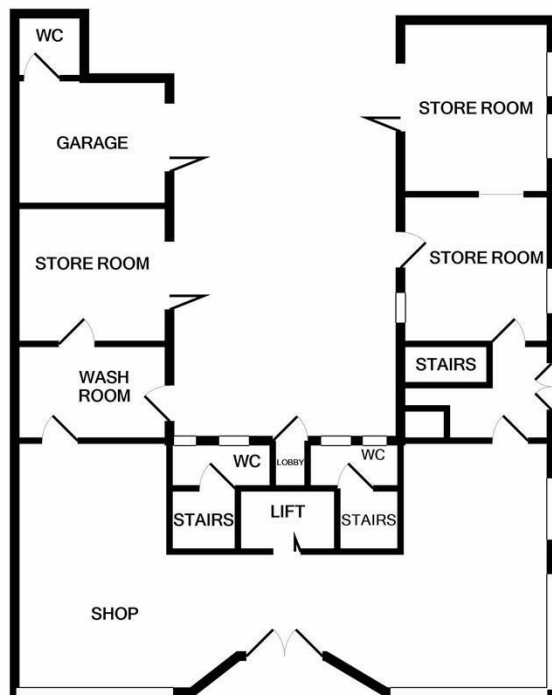
This room is attractive, to the back of this wing windows both sides.

The kitchen has really nicely fitted base and wall units, worktops, tiled reveals, ceramic sink unit, the cooker is integrated here with a hood above, lovely tiled floors and reveals, there is a mantle to the side with a living flame style of electric fire within the iron surround with tiled cheeks. Central heating radiator, its a lovely room

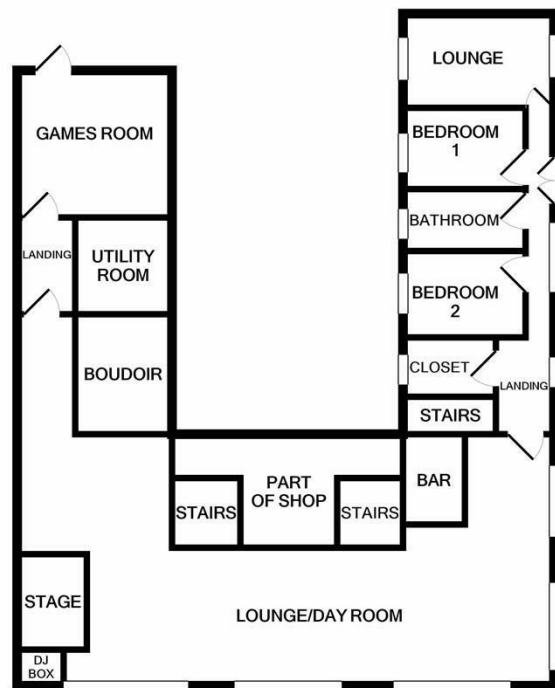


OUTSIDE

Outside there is parking to the rear courtyard and also within the curtilage to the side and front.



GROUND FLOOR



1ST FLOOR


Whilst every attempt has been made to ensure the accuracy of the floor plan 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 operability 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		

England & Wales

EU Directive 2002/91/EC




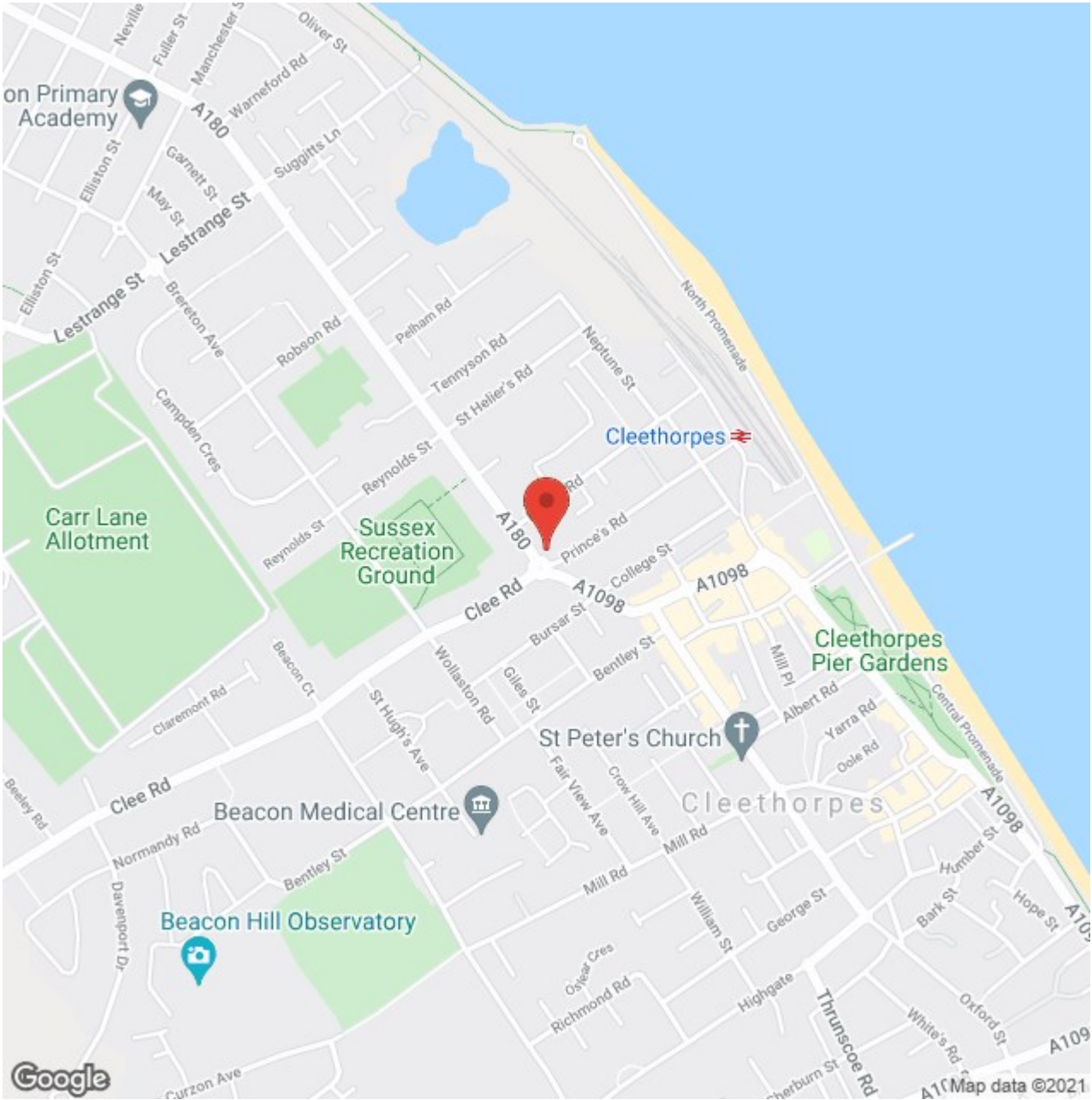
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		

England & Wales

EU Directive 2002/91/EC





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Contact our office for further details on 01472 698698 or speak to Emma Hyldon directly on 07522 622 159 or emma@personal-touch-mortgages.co.uk.

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