

# INVESTMENT

165 Hainton Avenue, Grimsby, DN32 9LF

*Scotts*

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**01472 267000**



- Located within an established retail parade to the east side of Hainton Avenue
- Ground floor café and 2 bed flat above
- Extends to approximately 120.7 sq m (1,300 sq ft) over three floors
- Whole of the property is let on a Full Repairing & Insuring Lease
- Current rent of £6,000 p. a rising to £8,400 p.a. throughout the term of the lease
- Nearby occupiers include Ladbrokes Bookmakers and Today's Local

***Guide Price £75,000***

## LOCATION/DESCRIPTION

The property is situated on the eastern side of Hainton Avenue, which runs on a north/south axis, connecting the A180 with the A46. The property forms part of an established retail parade, within a mixed commercial and high density residential area. Surrounding occupiers are both national and local in nature, including Ladbrokes Bookmakers and Today's Local.

The accommodation comprises a ground floor café with kitchen to the rear, together with a 2 bedroom flat above. The ground floor and kitchen to the rear are in the midst of being refurbished by the current occupier. The specification comprises single-glazed shop front with security shutter over, emulsion painted walls with wallpaper above beneath a suspended acoustic tiled ceiling with inset fluorescent lighting and wall mounted gas fired radiators. The residential element is accessed via a staircase in the rear kitchen and provides 1 bedroom, large bathroom, lounge and kitchen to first floor with a further bedroom at second floor level.

## ACCOMMODATION

Retail	41.8 sq m	(450 sq ft)
Kitchen	16.7 sq m	(180 sq ft)
First Floor Residential	48.4 sq m	(521 sq ft)
Second Floor Residential	13.8 sq m	(149 sq ft)

## DISPOSAL/LEASE TERMS

We are informed that the entire property is Let to a local occupier for a term of 3 years at a current rent of £6,000 per annum with fixed increases up to £8,400 per annum during the term of the lease. We are awaiting formal confirmation of the above.

## RATEABLE VALUE

The tenant will be responsible for the payment of rates at the property. The premises are listed within the Rating List as 'Shop & Premises' with a Rateable Value of £1,500. (Source VOA website).

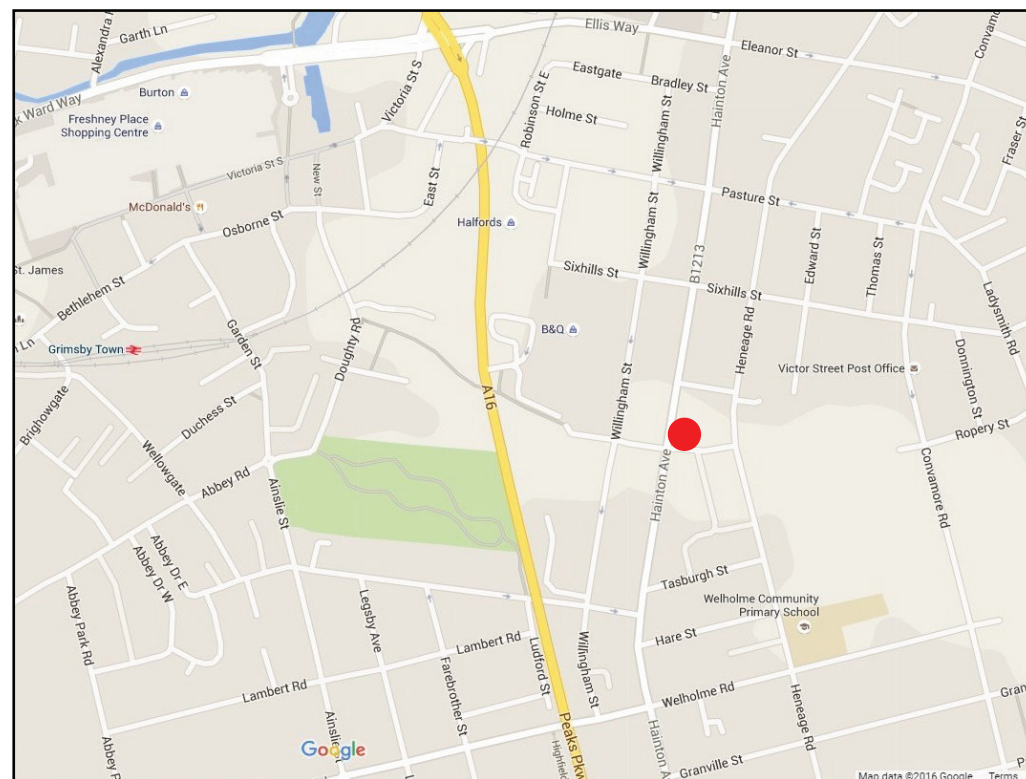
## ENERGY PERFORMANCE RATING: C

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred together with any Stamp Duty Land Tax that may be payable.

## FURTHER INFORMATION AND TO VIEW

Please contact Ed Chisholm [ed@scotts-property.co.uk](mailto:ed@scotts-property.co.uk) at the Grimsby Office Tel: 01472 267000. CS.



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