



429-431, Cleethorpe Road  
Grimsby, South Humberside, DN31 3BU

£180,000

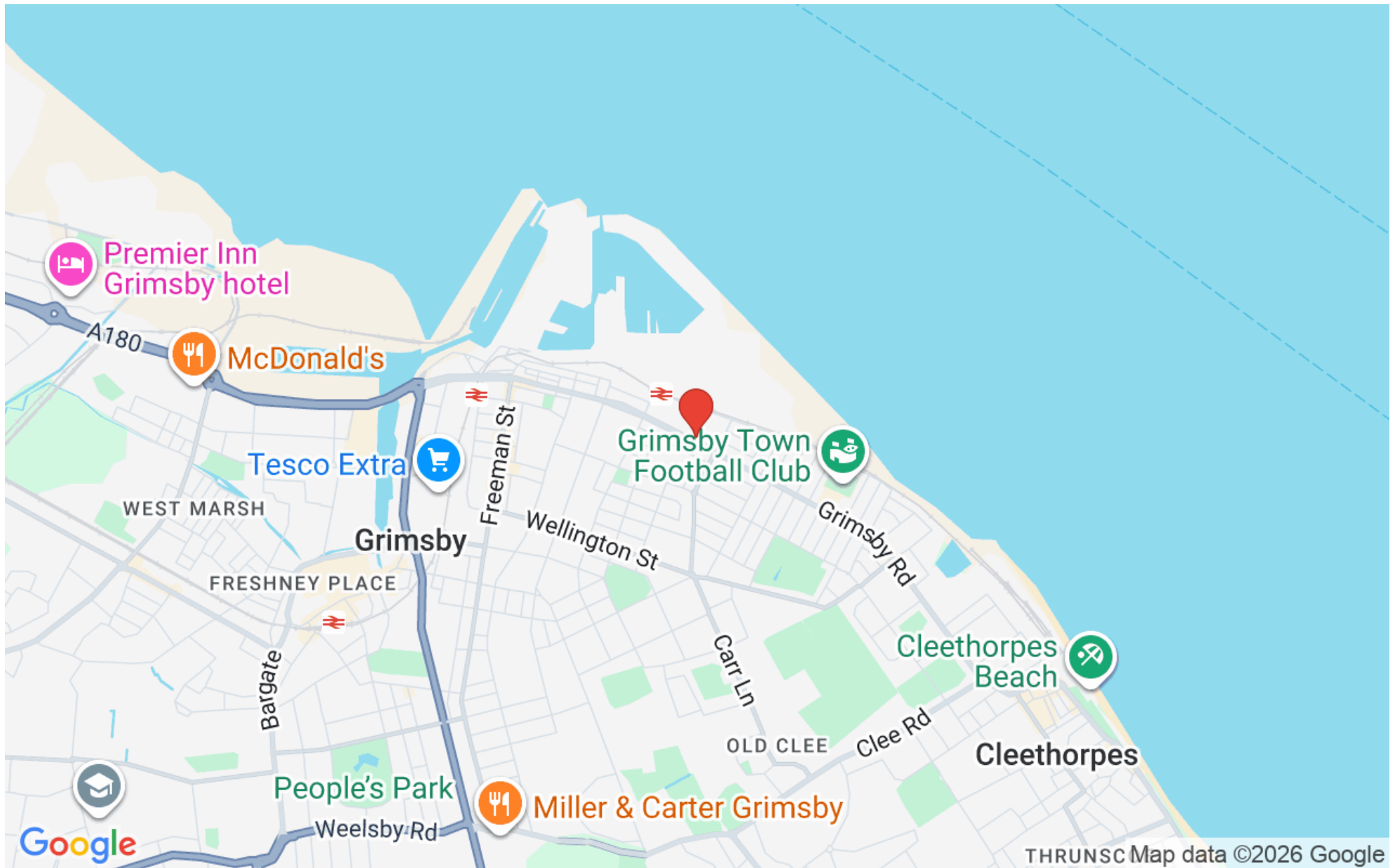
## Details

- For Sale
- 2 storey retail commercial
- Busy secondary trading location
- Ground floor retail 152.7 sqm (1643.66 sqft)
- First Floor 70.4 sqm (757.78 sqft)
- CEPC rating B
- Freehold with Vacant Possession
- Rear Yard area





## Location



## Overview

An excellent opportunity to acquire the freehold of this 2 storey retail/commercial premises situated on the busy secondary commercial area linking Grimsby to Cleethorpes



### Location

The property is located on Cleethorpes Road which is the main link road from Grimsby to Cleethorpes and is a mixed commercial and residential area of the town. Grimsby or Great Grimsby is a port town in Lincolnshire with a population of 86,138 (as of 2021). It is located near the mouth on the south bank of the Humber that flows to the North Sea. Grimsby adjoins the town of Cleethorpes directly to the south-east, forming a conurbation. It is the administrative centre of the borough of North East Lincolnshire, which alongside North Lincolnshire is officially part of the Yorkshire and the Humber region. Grimsby is 45 mi (72 km) north-east of Lincoln, 33 mi (53 km) (via the Humber Bridge) south-east of Hull, and 50 mi (80 km) east of Doncaster.



## ACCOMMODATION

The property comprises a 2 storey end terraced retail shop with first floor and comprises the following accommodation:

Ground Floor retail/offices = 152.7 sqm (1643.66 sqft)

First Floor = 70.4 sqm (757.78 sqft)

## PLANNING

The property has an established use as retail and offices

## SERVICES

Mains electricity, water and drainage are connected

## TENURE

The property is offered for sale with vacant possession.

## RATEABLE VALUE

The property has a rateable value of £7500

## CEPC

A CEPC rating B



## LEGAL COSTS

Each party are responsible for their own legal costs

## VAT

The price is exclusive of VAT if applicable

## LOCAL AUTHORITY

North East Lincolnshire Council

Municipal Offices

Town Hall Square

Grimsby

Northeast Lincolnshire

DN31 1HU

Tel 0300 303 0164

## VIEWINGS

Contact Pygott & Crone Commercial

36a Silver Street

Lincoln

LN2 1EW

Tel 01522 536777



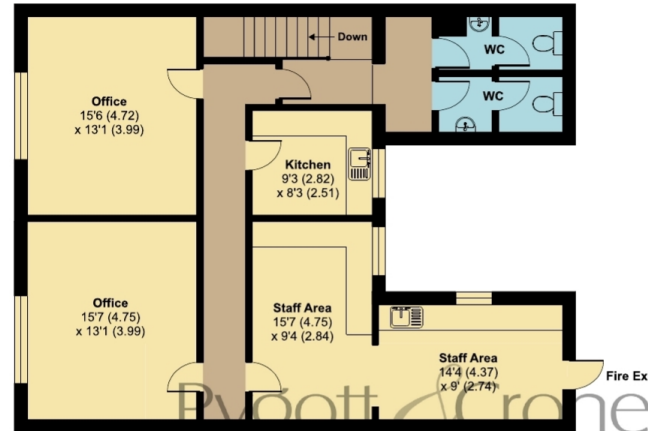
# Cleethorpe Road, Grimsby, DN31

Ground Floor Net Internal Area = 1506 sq ft / 139.9 sq m

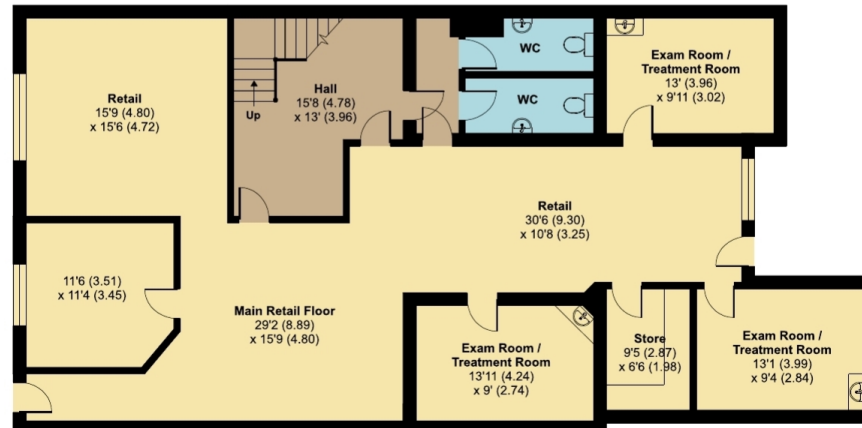
First Floor Net Internal Area = 774 sq ft / 71.9 sq m

Total = 2280 sq ft / 211.8 sq m

For identification only - Not to scale



FIRST FLOOR



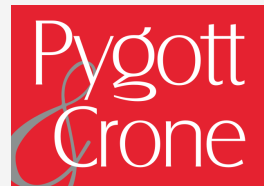
GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS3 Commercial). © n/checom 2026. Produced for Pygott & Crone. REF: 1438983









429-431, Cleethorpe Road, Grimsby  
is marketed through our Commercial office

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36a Silver Street, Lincoln, LN2 1EW

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