

Town & Country  
Property Agents

**GRICE &  
HUNTER**

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## FOR SALE

RESIDENTIAL AND COMMERCIAL INVESTMENT OPPORTUNITY

AT

**76 HIGH STREET, CROWLE, SCUNTHORPE, DN17 4LB**

A two storey mixed residential and commercial property comprising:-

Ground floor commercial unit

3 vacant Flats located on ground and first floors



**Price Guide: £195,000**



Website: [www.gricehunter.co.uk](http://www.gricehunter.co.uk)

## DESCRIPTION

A two storey mixed residential and commercial property comprising:

- Ground floor commercial unit – currently let to a tattoo artist
- 2 x 1 bedroom flats and 1 x 2 bedroom flat

The building was extensively refurbished about 3 years ago and has the benefit of:

- Modern concrete tiled roof covering
- Mainly PVCu double glazing
- Modern electric heating
- Modern Kitchen and Bathroom fittings
- Fire Alarm system
- Separate meter supplies to the flats

The property has recently been producing a gross rental income of about £16,200 per annum when fully let on the following basis.

- Tattoo parlour – passing rent £3,600 p.a.
- Flat 1 - £4,200 p.a.
- Flat 2 - £3,600 p.a.
- Flat 3 - £4,800 p.a.

Total - £16,200 p.a. There may be the potential to increase this.

## LOCATION

Crowle is an old established small market town (population about 4,828 as of £2011) located on the A161 about 10 miles to the west of Scunthorpe. The town includes a good selection of local amenities and is easily accessible to the motorway network with junction 2 of the M180 about 3 miles away. The property is conveniently situated within the central Conservation Area, and is just off the Market Place.

## ACCOMMODATION

Tattoo Parlour – Ground Floor

## RECEPTION

5.32m x 4.03m

## STUDIO

3.76m x 3.34m

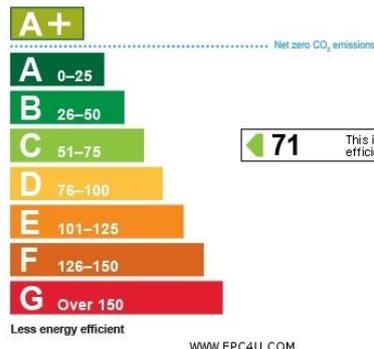
## KITCHEN

2.4m x 1.6m

Net internal area about 37.47 sqm (403sqft)

### Energy Performance Asset Rating

More energy efficient



## High Street Entrance Lobby with staircase to first floor

### FLAT 1

### ENTRANCE HALL

### BEDROOM

4.40m x 4.3m Front facing window and radiator.

### LOUNGE

3.2m x 4.43m Front facing window, two radiators, four steps to

### KITCHEN

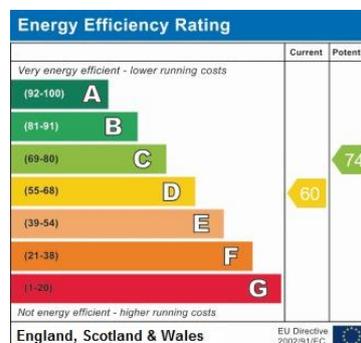
3.2m x 2.57m Including base and wall units, worktops, 1 ½ bowl stainless steel sink, integrated electric oven and 4 ring hob, extractor, plumbing for washing machine and PVC double glazed window.

### LOBBY

With airing cupboard.

### BATHROOM

2.57m x 1.7m Fully tiled to walls and floor, modern suite in white comprising bath with shower over, WC, washbasin, electric radiator and extractor.



Reference:  
FLAT 1 76 High Street

## FLAT 2

### ENTRANCE HALL

### BEDROOM

3.55m x 3.52m Radiator and PVCu double glazed window, 3 steps to

### INNER HALL/STUDY AREA

Radiator and 2 steps to

### LIVING ROOM

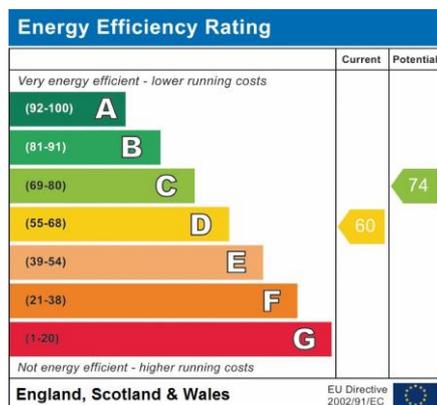
4.53m x 3.60m Radiator and PVCu double glazed window, open plan to

### KITCHEN

2.68 x 1.66m Including base and wall units, worktops, 1 ½ bowl stainless steel sink, integrated electric oven and 4 ring hob, extractor, plumbing for washing machine and PVCu double glazed window.

### SHOWER ROOM

2.83 x 1.66m Tiled walls and floor, walk in shower, WC wash basin, PVCu double glazing window, towel radiator and extractor fan.



## FLAT 3

### First Floor

**LANDING** with PVCu double glazed window, radiator, and access to High Street Entrance. Airing cupboard, 1 step to

### INNER HALL

### BEDROOM 1

3.40m x 2.86m Radiator and PVCu double glazed window

### BEDROOM 2

3.43m x 2.0m Radiator and PVCu double glazed window

## BATHROOM

2.3m x 2.0m With tiled floor and walls, white suite including bath, WC, and wash basin. PVCu double glazed window and towel radiator.

### STAIRCASE to ground floor

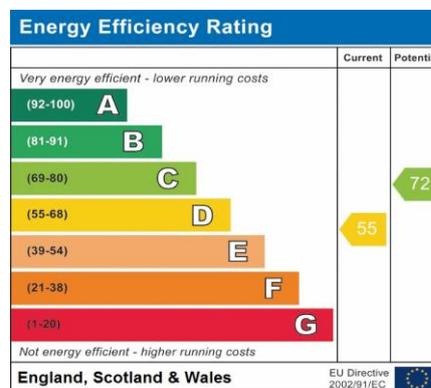
Hallway with radiator.

### LOUNGE

5.6m x 2.9m Radiator and PVCu double glazed window.

### KITCHEN

3.4m x 2.87m Including base and wall units, worktops, 1 ½ bowl stainless steel sink, integrated electric oven and 4 ring hob, extractor, plumbing for washing machine and PVCu double glazed window and external door.



## OUTSIDE

There is a rear yard access from Fieldside.

## SERVICES

Mains waters, electricity and drainage.

Electric radiator heating

The flats are on separate service supplies

## OUTGOINGS

Rateable Value:  
£2,325

Council Tax:

Flat 1, 2, 3 – Band A

## TENURE

Freehold. All the flats are currently vacant.

The Tattoo Parlour is let by way of a lease dated 23 July 2009 to Isle Ink at a passing rent of £3,600 p.a. The original lease expired on 22 July 2010 and the tenant is holding over.

## VIEWINGS

By prior appointment with the agent.



Tattoo Parlour



Tattoo Parlour

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The Property Misdescriptions Act 1991

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4. Details regarding rating and Town and Country Planning matters have been obtained on a verbal basis from the appropriate Local Authority. Unless stated, we have not examined copies of Planning Consents. We would recommend that interested parties contact the Local Authority independently.

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