

LOT 86

106 Cleethorpe Road,  
Grimsby, Lincolnshire DN31 3HW

**SITUATION**

Located in this well established parade serving the surrounding residential population. Grimsby is a well established port and commercial centre which lies 10 miles south-east of Hull.

**PROPERTY**

A mid terraced building comprising 2 floors with internal access to Ancillary building and second floors.

**ACCOMMODATION**

**Ground Floor**

Internal area  
Built area

**SOLD PRIOR**



Stamp duty is NOT payable in respect of this Lot

**FREEHOLD offered with FULL VACANT POSSESSION**

**Note: There may be potential to convert the upper floors to residential use, subject to obtaining the necessary consents.**

sq ft  
527 sq ft  
Box 2,805 sq ft

supplied by Vendor.

**Lower Part & Upper Part**

dealing with this property are

**LETT** and **NICHOLAS BORD**

**VENDOR'S SOLICITORS**

Cree Godfrey & Wood Tel: 020 8883 9414

Ref: S. Nosworthy Esq - Email: sn@creegodfreyandwood.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts