

For Sale

51 High Street
Spilsby
Lincolnshire
PE23 5JH

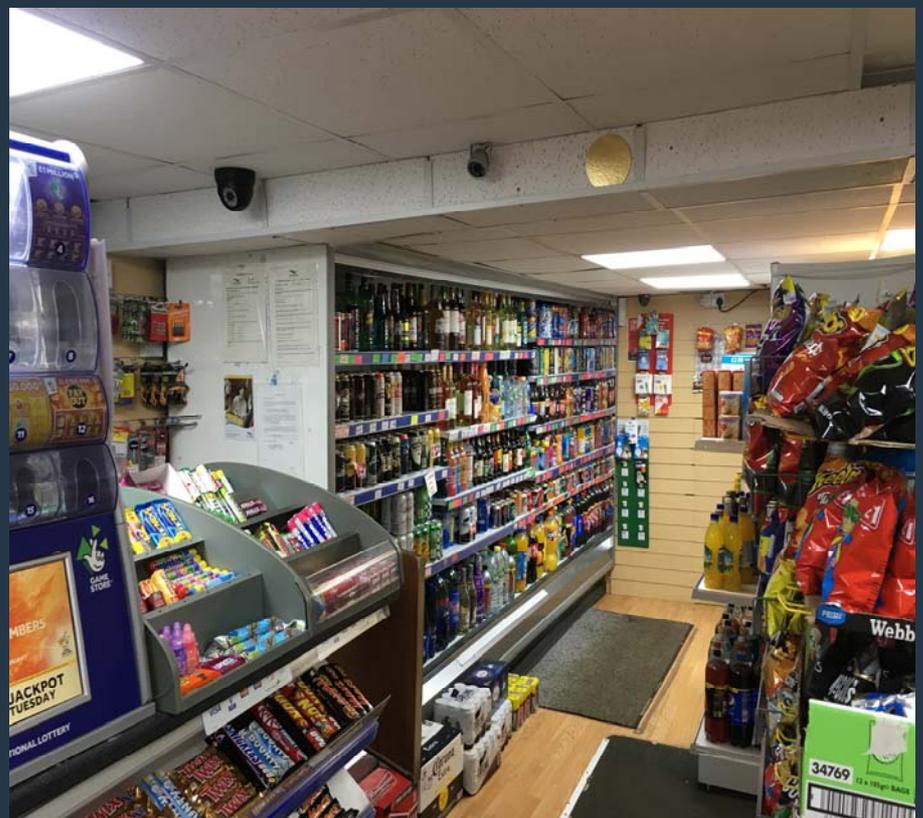
March 2018

Freehold Investment
Opportunity



Highlights

- Mixed Use Investment property producing £13,200 per annum
- Freehold
- Full repairing and insuring lease
- Frontage to the town's Market Place
- Large 2 bed maisonette
- Opportunity to add value through refurbishment
- Offers invited



Location

Spilsby is a busy market town on the edge of the Lincolnshire Wolds and is situated approximately ten miles from the seaside resort of Skegness. The market town of Boston is approximately sixteen miles to the south.

The property is located at the eastern end of High Street on the corner with Queen Street. To the front, the property overlooks the town's Market Place.

Description

The subject comprises an end of terrace, two storey building serving as a retail unit with a residential flat above.

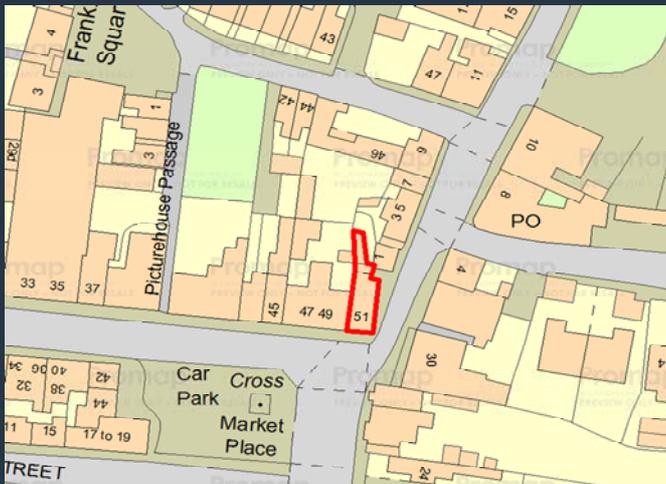
Accommodation

The premises provide the following approximate net internal floor areas:

Retail	60m ²	641ft ²
Residential	63m ²	678ft ²
Total	123m ²	1319ft ²

Tenure

The property is held freehold under the title number LL47159.



For further information or an appointment please contact:

Key Contacts

Charlie Blackshaw

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Tenancy

The property is fully let generating a gross rental income of £13,200 per annum.

The property is let in its entirety for 15 years until 5th December 2031.

Legal Costs

Each party is responsible for their own legal costs incurred in the transaction.

Business Rates

From April 2017 the property has a rateable value of £4,658 per annum.

VAT

The property is not elected for VAT

Viewing

All viewings are to be undertaken by prior arrangement through the sole agents, Avison Young.

Asking Price

Offers are invited.



Avison Young

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