



## 14A MARKET PLACE ALFORD, LN13 9EB

### TO LET

- Ground floor retail premises NIA 86.3sq.m./928.84sq.ft. approx.
- Highly prominent position
- Excellent frontage to Market Place
- Available on a new lease
- EPC Rating - C

**RENT: £7,000 Per Annum**

## LOCATION

Alford is a historic market town with all traditional small town amenities some 7 miles from the coast and has a population around 4,000 approx. It sits at the edge of the Lincolnshire Wolds on the A1104 link from the A16 trunk road to Mablethorpe, approximately 8 miles to the north-east of the town. The major tourist resort of Skegness is approximately 15 miles south-east of the town. The town is well known in the area for its excellent primary and secondary schools, windmill, and Alford Manor House.

The property stands proudly in the Market Place in the heart of this market town on a prominent main road location with both on street and public car parking opposite.

## ACCOMMODATION

### MAIN SHOP AREA

8.33m max x 10.068m max

With timber framed windows to front, fuse box, water meter, electric roller shutter.



### TOILET

With low flush wc, wash hand basin, extractor fan, hot water heater unit.

### OFFICE/STORE

1.63m x 3.00m

With strip lighting.

### REAR CORRIDOR

6.063m x 1.28m

With access to rear courtyard and side passage leading to frontage.

### REAR STORE

4.976m x 1.89m

With strip lighting.

### SMALL STORE

1.39m x 0.89m

With iron bars, housing water meter.

### AGENT'S NOTE

This property occupies one of the most prominent positions in the town close to all major retailers.

### RATEABLE VALUE

Enquiry of the VOA website indicates:-

Description - Shop and premises

Rateable Value - £7,400

Rating Authority - East Lindsey District Council.

### SERVICES

Mains services are understood to be available. The agents have not inspected or tested any of the services or service installations and tenants should make their own enquiries.

### REFERENCES

The usual bank, landlord and two trade references will be required.

### VAT

All prices quoted are exclusive of VAT unless stated otherwise.

### VIEWING

Strictly by appointment with the sole agents, TES Property.

### ENERGY PERFORMANCE RATING

