TES PROPERTY

27 HIGH STREET, SPILSBY, PE23 5JH

- Fully renovated mixed use retail and residential property
- Well presented retail space with excellent frontage to passing footfall
- Spacious three bed accommodation arranged over three floors
- Large rear garden with rear access
- Grade II Listed Building
- EPC Rating: D

PRICE: £205,000

LOCATION

Spilsby is a popular market town situated at the eastern foot of the Lincolnshire Wolds with a resident population of approximately 2500 persons. It lies some 12 miles west of the resort of Skegness and 15 miles north of the market town and port of Boston with its main communication link being via the A16 Grimsby to Boston road which by-passes the west side of the town. The A158 Skegness – Lincoln route passes just to the north.

The property is situated in a well-established town centre location on Spilsby's High Street, within easy walking distance of the Market Place and amongst an established mix of independent retailers, professional businesses and other commercial occupiers. Nearby public car parking provides convenient access for customers and residents alike.

ACCOMMODATION

GROUND FLOOR

RETAIL

5.477m x 4.34m (17'11" x 14'2")

With understair cupboard, tile flooring, radiator, and single glazed windows to front.

FLAT

RECEPTION HALLWAY

3.02m x 2.56m (9'10" x 8'4")

With uPVC double glazed window to rear and staircase to First Floor.

LIVING ROOM

3.89m x 2.71m (12'9" x 8'10")

With radiator, uPVC double glazed window to side, ornamental fireplace with wooden mantle and tile hearth.

KITCHEN/DINER

2.28m x 4.32m + 5.59m x 2.18m (7'5" x 14'2" + 18'4" x 7'1")

With a range of base and drawer units with roll top worktop, stainless steel sink and drainer, induction hob, grey tile splashbacks, extractor hood, oven, uPVC double glazed window and patio doors to rear, radiator, and cupboard housing Worcestor boiler.

TOILET

With wc and wash hand basin.

FIRST FLOOR

LANDING

With Velux window and radiator.

MAIN BEDROOM
5.38m x 2.78m (17'7" x 9'1")

With ornamental fireplace, sash windows to front, radiator, and access to eaves storage.

BEDROOM 2
2.76m x 3.52m (9'0" x 11'6")
With ornamental fireplace, single glazed sash windows to front, and radiator.

BATHROOM
3.218m x 2.734m (10'6" x 8'11")

With bath with shower attachment, radiator, wc, wash hand basin with vanity storage, large walk-in shower with rainfall shower head and standard attachment, wall-mounted mirror with lighting, uPVC double glazed window to rear, extractor and Velux window.

SECOND FLOOR

OFFICE
2.66m x 2.25m (8'8" x 7'4")

BEDROOM 3
2.75m x 2.35m (9'0" x 7'8")
With radiators, sash window to front, and loft access hatch.

OUTSIDE
Large garden to the rear with patio and laid to lawn area.

REAR PASSAGEWAY
To public passageway leading to High Street.

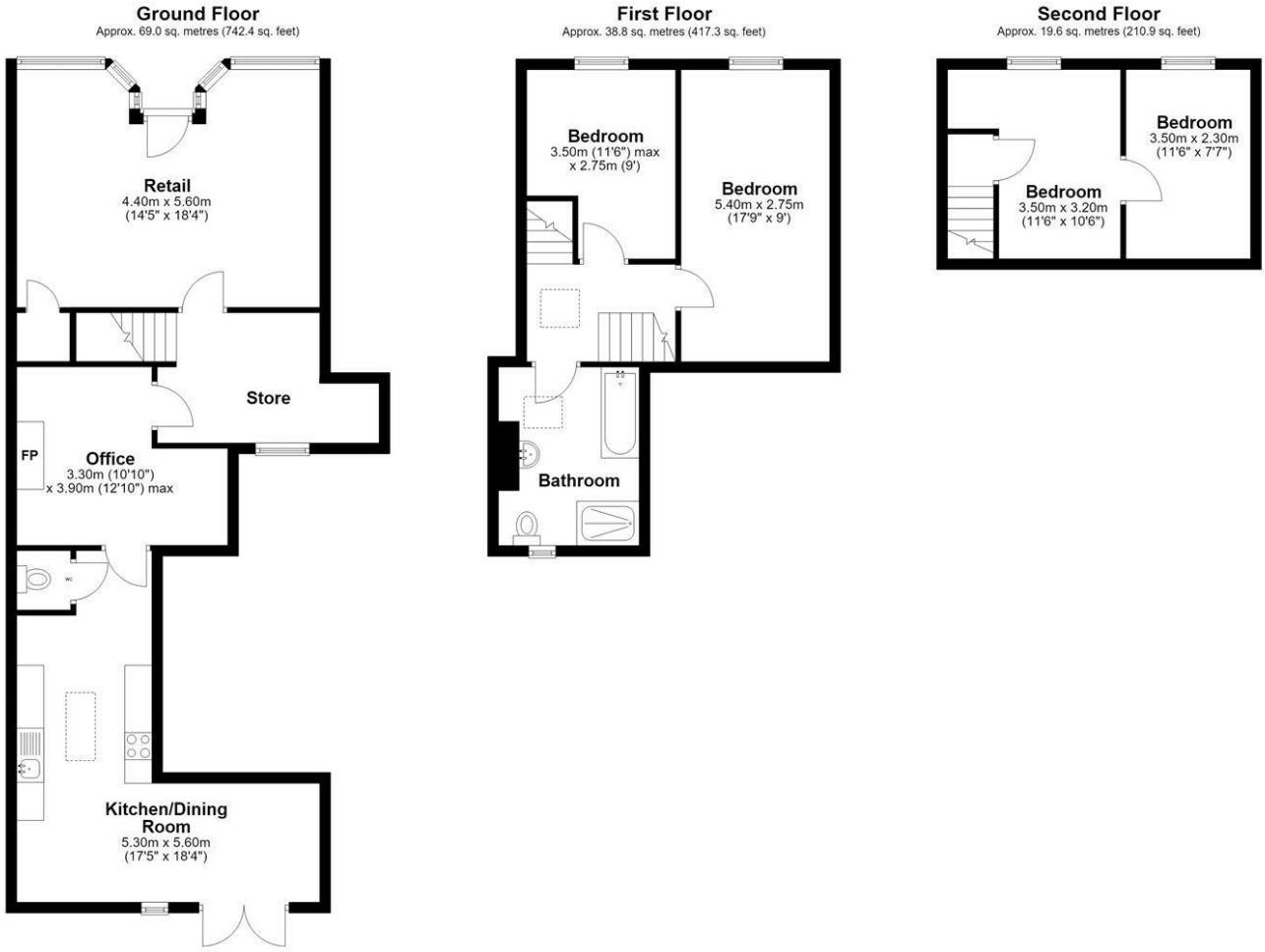
SERVICES
Mains services are understood to be available. The agents have not inspected or tested any of the services or service installations and tenants/purchasers should make their own enquiries.

RATEABLE VALUE
Enquiry of the VOA website indicates:-
Description - Shop and premises
Rateable Value - £7,200
Rating Authority - East Lindsey District Council.

VAT
Please note, all prices quoted may be subject to VAT unless stated otherwise.

VIEWING
Strictly by appointment with the sole agents, TES Property.

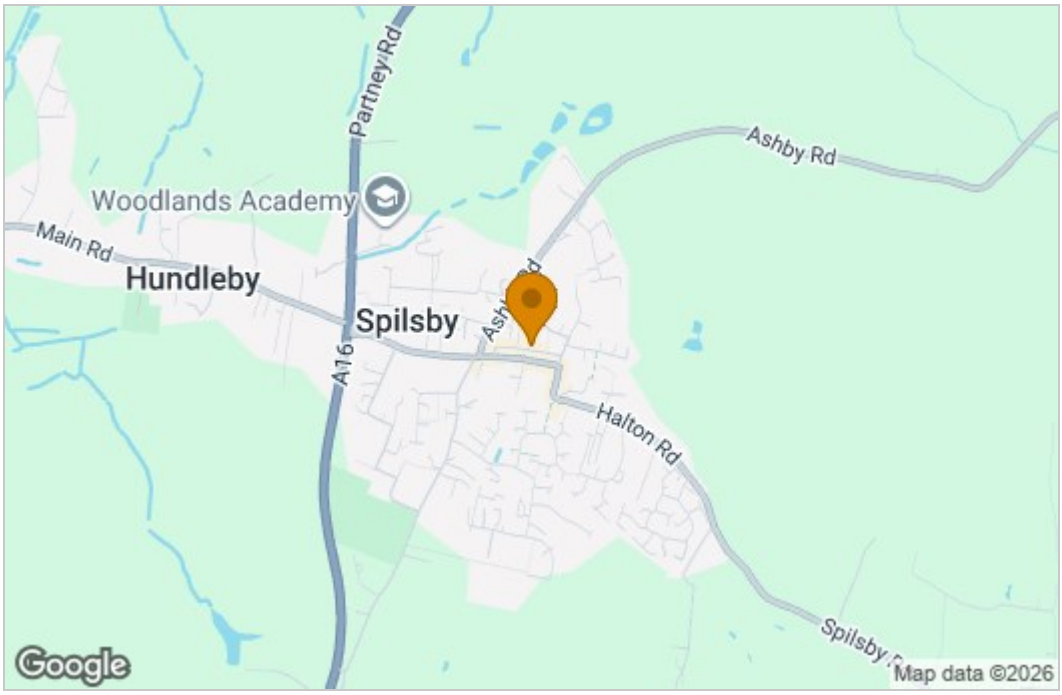
Floor Plan



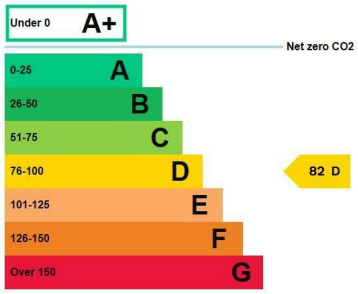
Total area: approx. 127.3 sq. metres (1370.6 sq. feet)

Robin Mapleston (info@epcforproperty.net) / Plan is for illustration and marketing purposes only
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



To the agents knowledge these particulars have been prepared with information provided by the current owner and following the agents inspection, intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or errors can be accepted by the agent and do not constitute to an offer or contract. The agent has not tested any services or appliances referred to in these particulars, and any purchaser is advised to satisfy themselves as to the working order as or condition to the appliances. all measurements within these particulars are approximate.

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