



12 High Street, Alford

£105,000

**Willsons**  
SINCE 1842



12 High Street  
Alford  
Lincolnshire, LN13 9DS

### "AGENT'S COMMENTS"

*12 High Street is a generous sized shop (approximately 1916 sq ft.) which is situated in one of the most prominent locations within the market town of Alford and is an ideal retail property with full height dual aspect display windows. The property offers good sized sales and display areas as well as having storage, office, kitchen and toilet facilities.*

### LOCATION

*Alford is a market town situated at the foot of the Lincolnshire Wolds, approximately 14 miles north-west of the seaside town of Skegness & 14 miles south of the market town of Louth. It has a wealth of amenities including doctor's surgery, dentists, a primary school & 2 secondary schools, one of which is a grammar school. There is a variety of shops and eateries include Pubs, Restaurants, Coffee shops & a variety of Takeaways. Alford has a thriving market with market days being on a Tuesday & Friday as well as periodic Craft Markets. There is a range of clubs & societies for various ages.*



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## Ground Floor

### Front Retail Area

27'6" x 15'11" max (8.39m x 4.87m max)

With glazed recessed entrance door, full height display windows to front and side, Dimplex heater above entrance door, electric meter cupboard.

### Central Retail Area

22'7" x 12'8" max (6.9m x 3.87m max )

Accessed from the front retail area via a slope with handrail, Hyco wall mounted heater, staircase to first floor with storage cupboard under.

### Office

6'7" x 6'6" (2.02m x 2m)

With mirrored glass window to retail area, counter worksurface, alarm system.

### Rear Store/Office

13'3" x 10'6" plus 8'1" x 7'4" (4.04m x 3.21m plus 2.48m x 2.25m)

With pair of timber entrance doors (fire escape), barred and boarded window to rear, extractor fan, electric storage heater, DeLonghi wall mounted heater.

### Kitchen & WC

With stainless steel single drainer sink unit with Triton electric water heater, sliding door to WC, barred window to side.

### First Floor

With boarded floors, brick walls and insulated sheets to ceiling.

### Landing

With door to enclosed outside 'roof area'.

### Front Storage Area

23'11" x 16'0" max (7.29m x 4.88m max)

With 3 windows to front and side.

## Central Area

17'8" x 10'1" (5.4m x 3.08m )

With 2 windows to side, boarded walls, fitted cupboards and shelving to one end.

### Rear Store

22'0" x 17'7" min (6.73m x 5.38m min)

With window to side, boarded and barred window to rear.

### Exterior

The property does not have the benefit of any exterior areas but there is believed to be a shared vehicular access leading to the rear of the property.

### Tenure & Possession

The property is Freehold with vacant possession upon completion.

### Services

Mains water, electricity and drainage are connected to the property.

### Rateable Value

The Rateable Value as assessed (01.04.17) is £4,650. The rates are payable to East Lindsey District Council and are set annually being currently approximately 49.9p in the £1 and is payable by the tenant.

### Viewing

Viewing is strictly by appointment with the Alford office at the address shown below.

### Local Authority

East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601111.

### Energy Performance Certificate

The property has an energy rating of C. The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com) Reference Number: 0444-6372-3207-3880-5516.







**FLOORPLAN** Not to scale – For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

**Viewing** Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

