



12 High Street, Alford
£105,000

Willsons
— SINCE 1842 —

12 High Street
Alford
Lincolnshire, LN13 9DS

"AGENT'S COMMENTS"

This generous sized retail property (Approximately 1916 sq ft) is situated in a prominent location within the market town of Alford. Offering full height dual aspect windows, two ground floor retail areas, office, kitchen and storage rooms.

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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Front of Property

Front Retail Area

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

With glazed entrance door, Dimplex heater, electric meter cupboard, full height windows to the front and side of the property and vinyl flooring.

Central Retail Area

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

With ramp and handrail leading to the front of the shop, Hyco wall mounted heater, understairs storage cupboard, staircase leading to the first floor and vinyl flooring.

Office

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

With alarm system, worktop, mirrored glass window to the front and side, carpeted flooring.

Storage Room

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

With double timber fire escape doors, extractor fan, Delonghi wall mounted heater, electric storage heater, window to the rear and carpeted flooring.

Kitchen

With base unit, sink with Triton electric water heater and drainer, carpeted flooring.

WC

WC, window to the side of the property and carpeted flooring.

First Floor

With wooden door leading to enclosed roof area and boarded flooring.

Front Store Room

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

With shelving, three windows to the front and side of the property and boarded flooring.

Middle Store Room

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

With fitted storage cupboards, shelving, boarded walls, two windows to the side of the property and boarded flooring.

Rear Store Room

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

With windows to the rear and the side of the property, boarded flooring.

Additional Comments

It is understood that there is a shared vehicular access leading to the rear of the property.

Tenure & Possession

The property is Freehold with vacant possession upon completion.

Services

We understand that mains gas, electricity, water 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.

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 Reference Number: 0444-6372-3207-3880-5516.

Local Authority

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

Viewing

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

Directions

From the main A16 at Ulceby Cross, take the A1104 towards the town of Alford, travel through the town and the property can be found on the left hand side next to The George Inn.

What3Words ///poet.twinge.nametag





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.



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