21, High Street, Spilsby

£225,000

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Willsons
SINCE 1842

21, High Street,
, Spilsby,
Lincolnshire, PE23 5JH

"AGENT'S COMMENTS"

**** For Sale by Online Auction *** Starting Bid of £225,000 (terms & conditions apply). 'The Franklin Centre', an opportunity to acquire a mixed commercial-residential letting opportunity in the centre of this popular market town on the edge of the Lincolnshire Wolds comprising a parade of 4 retail units off a central passage together with 3 x one bedrooms flats over 3 floors.*

LOCATION

Spilsby is a market town situated in the Lincolnshire Wolds approximately 12 miles from the coastal resort of Skegness, approximately 17 miles north of the port town of Boston and 32 miles east of the city of Lincoln. The town has primary and secondary schools, a range of local shops including bakers, greengrocers & newsagents, supermarkets, doctor's surgery, dentists and a range of pubs and restaurants. It is on the Skegness to Lincoln and Mablethorpe to Boston bus routes and holds a weekly market on a Monday. There are a number of club and societies for all ages.

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Retail Premises
The Franklin Centre consists of 4 retail units off a central passage with a herringbone tiled floor and panelled ceiling.

Units 1 & 2
24'9 x 10' (7.54m x 3.05m)
Presently used as a salon which has two defined areas with laminate effect floor throughout, 2 bespoke hair washing sinks with cupboards to the side each with electric water heaters, 2 wall mounted hairdryers and 3 hair styling mirrors with worksurface and assorted chairs.

The Kiosk
12'7" x 3'9" (3.84m x 1.14m)
Being a glazed display and retail unit with 4 single glazed windows under a tiled display roof.

Unit 3
21'7" x 19'6" / 6'7" (6.58m x 5.94m / 2.01m)
Presently used as a sports injury treatment room. Having light and power, laminate effect floor.

Kitchen
5'3" x 5' (1.60m x 1.52m)
With wall and base units, stainless steel single drainer sink with mixer tap. Door to:

Rear Covered Area
6'8" x 4'8" (2.03m x 1.42m)
With polycarbonate roof.

Unit 4
12'4" x 10' (3.76m x 3.05m)
Being a retail sales unit with laminate effect floor, single glazed window and door, light and power, spotlights.

Recessed Kitchen
4'1" x 3'2" (1.24m x 0.97m)
With stainless steel single drainer sink with mixer tap, wall and base units.

Unit 7
13'2" x 6'3" (4.01m x 1.91m)
Retail unit with single glazed display windows and door, single glazed rear window, light and power.

Display Area
10'10" x 3'6" (3.30m x 1.07m)
With 3 single glazed display windows, 2 inset spotlights, light and power.

Ground Floor Flat
With single glazed door off the passage opening into:

Entrance Lobby

Kitchen
10'2" x 9'9" max (3.10m x 2.97m max)
With wall and base units, worksurface with stainless steel single drainer sink, storage heater, space for electric cooker with hood over, space and plumbing for washing machine, 2 single glazed windows, exterior door to rear passageway.

Bathroom
8'8" x 5' (2.64m x 1.52m)
Comprising bath with electric shower over, wc, wash hand basin, heated towel rail, extractor fan.

Lounge
16' x 11'1" (4.88m x 3.38m)
With storage heater, Upvc double glazed window to rear, TV point.

Bedroom
10' x 9'8" (3.05m x 2.95m)
Upvc double glazed window to rear, storage heater.

First & Second Floor Flats
Both have a single access off the ground floor passage with stairs leading to the first floor landing with fire escape door giving emergency access over the single storey roof to the rear.

Cloakroom
7'3" x 5' (2.21m x 1.52m)
Specifically for the use of the ground floor shop units having a wc, wash hand basin, tiling to 3 walls.

Flat 1:-
With door into:

Entrance Hall

Lounge
14'8" x 12'4" (4.47m x 3.76m)
With Upvc double glazed front window, storage heater, archway to:

Kitchen
8' x 6'5" max (2.44m x 1.96m max)
Having wall and base units, worksurface with stainless steel single drainer sink, space for electric cooker, splash-back tiling, door to:

Shower Room
8' x 4' (2.44m x 1.22m)
Equipped with a shower cubicle with electric shower, wash hand basin, wc, electric fan heater, Upvc double glazed rear window.

Bedroom
11'3" x 8'7" (3.43m x 2.62m)
Having Upvc double glazed front window, storage heater.

Second Floor Landing

Flat 2:-
With door into:

Entrance Hall

Bedroom
11'7" x 9'5" (3.53m x 2.87m)
With Upvc double glazed front window.

Lounge
14'10" x 11'10" max (4.52m x 3.61m max)
Upvc double glazed front window, storage heater, TV point.

Kitchen
11' x 6'7" (3.35m x 2.01m)
With wall and base units, worksurface with stainless steel single drainer sink, space for washing machine, Upvc double glazed rear window.

Bathroom
7'6" x 4'10" (2.29m x 1.47m)
Having bath, wc, wash hand basin, Upvc double glazed window.

Outgoings and Potential Income.
Units 1 & 2 - Rateable Value £4,250
Unit 7 - Rateable Value £1,975
Unit 4 - Rateable Value £ 2,750
Unit 3 - Rateable Value £2,375

Rents - Units 3 and the Kiosk are currently rented with a combined rent of £380 per calendar month.
The remaining retail units are currently vacant or owner used with the previous combined rent being £960 per calendar month.
The 3 Flats are all let with a combined rent of £1168 per calendar month.

Local Authority
All 3 flats are rated as Council Tax Band A payable to 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 __. The full report is available from the agents or by visiting www.gov.uk/findenergycertificate Reference Number: ____.

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

Directions
The Franklin Centre is situated in the centre of Spilsby town on the High Street overlooking the market place.

What 3 Words
shatters.genetics.deploying

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.