



Situation

Occupying a prominent trading position in the town centre within a parade on the south side of Market Place, the town's main square, amongst branches of **Lloyds Bank, Age UK, Barclays, The Original Factory Shop** as well as other local retailers, cafés and eateries. Spilsby is a market town positioned towards the east of Lincolnshire, located approx. 15 miles north of Boston and approx. 25 miles east of Lincoln.

Property

A mid terrace building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the first floor.

VAT is NOT applicable to this Lot

Freehold



Tenancies and Accommodation

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 17'8" Internal Width 15'11" (max) Shop Depth 39'3" Built Depth 61'4" WC	G. Ford (Shear Perfection Hairdressers)	5 years from 16th May 2018 (outside s.24-28 of L & T Act 1954)	£5,000	FRI Tenant's Break 2020. £1,250 Rent Deposit held.
First Floor Flat	Not inspected – believed to be 1 Bedroom, Living Room/Kitchen, Bathroom/WC	Individual	6 months from 31st March 2018	£4,740	AST £495 Rent Deposit held.
				Total: £9,740	

£9,740 per annum

The Surveyors dealing with this property are **John Barnett** and **Elliott Greene**

For legal documents, please refer to page 8 of this catalogue
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page

Vendor's Solicitors
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