



Situation

Occupying a prominent corner position at the junction with Queen Street, overlooking Buttercross (public car park) in the town centre, amongst branches of **The Original Factory Shop, Barclays, Hunters, Cooplunds Bakery** and **Co-op Pharmacy** 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

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

Accommodation

Ground Floor Shop

Gross Frontage	17'5"
Internal Width	15'0" (max)
Shop Depth	38'11"
Built Depth	43'8"
WC	

First Floor Flat

Not inspected – believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC

VAT is NOT applicable to this Lot

£13,200 per annum

The Surveyors dealing with this property are
Steven Grossman and **Elliott Greene**



Freehold

Tenancy

The entire property is let on a full repairing and insuring lease to **V. Kumarasamy** as a **Convenience Store** for a term of 15 years from 15th December 2016 at a current rent of **£13,200 per annum** exclusive.

Rent Reviews 2021 and 2026

Vendor's Solicitors

Portner Law.

Tel: 020 7616 5300 Ref: Ben Portner

Email: blp@portner.co.uk

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