



### 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, Hunters, Cooplands 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. In addition the property includes a **Rear Yard**.

### ACCOMMODATION

#### Ground Floor Shop

Gross Frontage	17'5"
Internal Width	15'0" (max)
Shop Depth	38'11"
Built Depth	65'0"
WC	

#### First Floor Flat

2 Bedrooms, Living Room, Kitchen, Bathroom/WC



**VAT is NOT applicable to this Lot**

### 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**

**£13,200** per annum

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

### Vendor's Solicitors

Warners Solicitors  
Tel: 01732 747 900 Ref: Ben Wright  
Email: b.wright@warners.law

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 £850 (including VAT) upon exchange of contracts  
\*Refer to points 9 and 10 in the 'Notice to all Bidders' page