



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**.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage Internal Width Shop Depth Built Depth WC	S. & C. Barham (Pound Shop)	3 years from 1st July 2020 (excl. s.24-28 of L & T Act 1954)	£5,979.96	FRI Mutual Break at any time on 6 months prior notice. £900 Rent Deposit held.
First Floor Flat	2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Individual	1 year from 1st June 2020	£4,800 (£400 pcm)	AST. Holding over. £400 Rent Deposit held. Note: Vendor's ERV is circa. £6,000 p.a. (£500pcm)
				Total: £10,779.96	

£10,779.96 per annum

The Surveyors dealing with this property are
Steven Grossman and **Jonathan Ross**

Vendor's Solicitors

Fullers
Tel: 01788 542 288 Ref: Mike King
Email: info@fullerssolicitors.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

