



SITUATION

Located close to the junction with George Street in the heart of the town centre, adjacent to **The Original Factory Shop** and amongst such multiples as **Greggs, Heron Foods, Shoezone, Card Factory, Boots, Co-Operative Food** and a host of local retailers. Mablethorpe is a popular seaside town and tourist resort located approximately 33 miles east of Lincoln and 27 miles north of Boston.

PROPERTY

A predominantly detached building comprising a **116' Deep Ground Floor Shop** with separate front access to a **First Floor**. In addition, the property includes separate front access to an **ATM Cash Machine & Room plus an 870 sq ft Front Forecourt**.

VAT is NOT applicable to this Lot

FREEHOLD

PLANNING

Planning Permission (lapsed) was granted on 29th April 2016 by East Lindsey District Council for 'Change of use and conversion of existing first floor gym currently used under Class D.... to provide 2 no. flats'. Ref: N/110/00420/16.

Plans and documentation for the 2 x 1 Bed Flats are available from the Auctioneers.



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£22,250 per annum

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

Vendor's Solicitors

Rooks Rider Solicitors LLP
Tel: 020 7689 7000 Ref: Anthony Shalet
Email: ashalet@rooks rider.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'**



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & First Floor	<p>Ground Floor Shop</p> <p>Gross Frontage 30'0"</p> <p>Internal Width 28'0"</p> <p>Built Depth 116'5"</p> <p>GIA Approx. 3,050 sq ft</p> <p>2 WCs</p> <p>First Floor</p> <p>GIA Approx. 1,328 sq ft</p> <p>2 WCs</p> <p>Total GIA Approx. 4,378 sq ft</p>	<p>KIDz2911 (Charity No. 1160709) (Children's Charity)</p>	<p>10 years from 27th January 2023 (In occupation of the shop since 2021)</p>	£17,000	<p>Rent Review 2028 £3,000 Rent Deposit held.</p>
ATM Cash Machine	<p>ATM Room</p> <p>Area Approx. 75 sq ft</p>	<p>Barclays Bank UK Plc</p>	<p>10 years from 16th July 2020</p>	£5,250	<p>ATM Agreement. Rent Payable annually in Advance. Rent Review 2025 linked to RPI. Tenant's Break 2025</p>
				Total: £22,250	



The Property

