

1 South Market Place, Alford, Louth, LN13 9AF



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- Investment Property
- 3-Storey Mixed Commercial & Residential
- Town Centre Location close
- to Market PlaceProminent Position

Freehold £115,000

LOCATION - The market town of Alford is situated on the edge of the Lincolnshire Wolds approximately 11 miles north-west of the seaside town of Skegness. The town has a population of in excess of 4,000 and has all the main amenities.

DESCRIPTION - The property is an end terrace three-storey commercial premises constructed of brick under a pitched tiled roof and comprises a ground floor opticians together with first and second floor 2 bedroom flat accessed from the side. The property has a small rear yard onto the main South Market Place.

ACCOMMODATION - The accommodation more particularly comprises:

Ground Floor Retail - 24.49 sq m Office - 17.55 sq m Kitchen - 6.13 sq m

First and Second Floor Flat - 76.60 sq m

TOTAL - Commercial - 48.17 sq m TOTAL - Residential - 76.60 sq m

RENTAL INCOME - Rental Income is currently $\pm 3,750$ per annum exclusive for the ground floor retail, on a lease which expires in May 2021.

Rental Income is currently \pounds 5,100 for the residential flat, on an ongoing tenancy basis.

PLANNING - The property has established use for retail and residential use. Any enquiries should be made to East Lindsey District Council.

 $\ensuremath{\text{EPC}}$ - The Commercial Energy Performance Certificate has a rating of D:82.

• Rental Income £8,850 pax

• CEPC - Rating D:82

• EPC - Rating F:36

The Residential Energy Performance Certificate has a rating of F:36.

SERVICES - Mains electricity, water, drainage and gas are connected to the property; however all prospective purchasers are advised to check upon the adequacy of these supplies for their own purposes.

BUSINESS RATES - Charging Authority: East Lindsey District Council Rateable Value: £2,700

UBR: 0.479 Period: 2018-2019

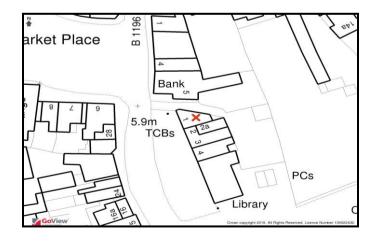
COUNCIL TAX - The residential flat lies in Council Tax Band A.

 $\ensuremath{\textbf{VAT}}$ - VAT may be charged in addition to the price at the prevailing rate.

VIEWING - Viewing is strictly by appointment with the sole agents:

Pygott & Crone, 36a Silver Street, Lincoln, LN2 1EW Tel: 01522 536777 Email: <u>commercial@pygott-crone.com</u>







Pygott & Crone

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