



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

Pygott & Crone

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

- Investment Property
- 3-Storey Mixed Commercial & Residential
- Town Centre Location close to Market Place
- Prominent Position
- Rental Income £8,850 pax
- CEPC - Rating D:82
- EPC - Rating F:36

# Freehold £115,000

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**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 £3,750 per annum exclusive for the ground floor retail, on a lease which expires in May 2021.

Rental Income is currently £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.

**EPC** - The Commercial Energy Performance Certificate has a rating of D:82.

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.

**VAT** - VAT may be charged in addition to the price at the prevailing rate.

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

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