
5 High Street
Spilsby | PE23 5JH

Former banking premises for sale

106.75m² (1,149ft²)



- A2 (financial & professional services) planning consent
- Suitable for A1 (shops) use
- Ground floor 78.22m² (842ft²)
- Basement 28.52m² (307ft²)
- Nearby occupiers include Sainsburys, Co-op Pharmacy, Cooplands, TOFS, Age UK and Hunters Estate Agents
- Freehold available at £80,000



For Sale



Location

Spilsby is an attractive market town with a population of more of 3,000. The town is located 12 miles from Skegness and 16 miles from Louth.

The property is situated on the High Street which is a prime retail pitch in Spilsby, close to the junction with The Terrace and Ashby Road.

Occupiers in the vicinity include Sainsburys, Co-op Pharmacy, Cooplands, TOFS, Age UK and Hunters Estate Agents.

Accommodation

The property provides the following approximate areas:-

Description	m ²	ft ²
Ground Floor Sales	76.92	828
Ground Floor Stores	1.30	14
Basement Vault	22.76	245
Basement Stores	5.76	62
Total	106.75	1,149

(This information is given for guidance purposes only)



Price

The property is available freehold at a price of:-

£80,000

Planning

We understand the property has planning consent for:-

A2 (Financial & Professional Services)

A1 (Retail)

but may be suitable for alternative uses subject to securing the necessary planning consent.

Business Rates

We are verbally advised by the Local Rating Authority that the property is assessed as follows:-

Rateable Value: £8,100

The current UBR is 49.1p. However, all interested parties are advised to make specific enquiries with the local billing authority having regard for the effect of transitional phasing implications.

EPC

A copy of the EPC is available upon request.

Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with this transaction.

SAT NAV: PE23 5JH



For further information or to arrange to view please contact:

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