# **5 High Street**

Spilsby | PE23 5JH

# Former banking premises for sale

106.75m<sup>2</sup> (1,149ft<sup>2</sup>)



- 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, Coop Pharmacy, Cooplands, TOFS, Age UK and Hunters Estate Agents.

# Accommodation

The property provides the following approximate areas:-

Description	m²	ft²
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 alternatives 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

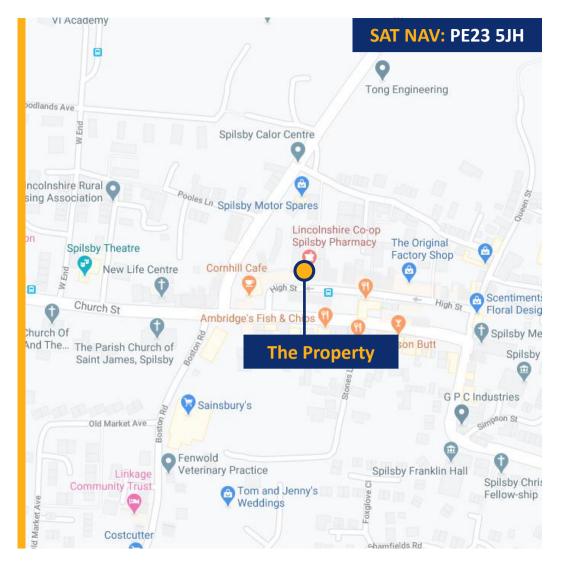
The current UBR is 49.1p. However, all interested parties are advised to make specific enquiries with the local billing authority having regard for the effect of transitional phasing implications.

# **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.



### For further information or to arrange to view please contact:

#### **Alan Pearson**

T: 0115 841 1138

M: 07876 396 005

E: alan@fhp.co.uk

#### **Tom Mueller**

T: 0115 841 1149 M: 07956 519 951

E: tom.mueller@fhp.co.uk



#### Fisher Hargreaves Proctor Ltd. 10 Oxford Street, Nottingham, NG1 5BG

06/03/20

Property Misdescriptions Act 1991. All statements contained within this brochure have been provided in good faith and are understood to be correct. Accuracy in respect of all statements cannot be guaranteed as we rely on information provided and they do not form part of any contract or warranty and accordingly: 1) Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the guide figures given. 2) Information on tenure of vacancies is provided in good faith and prospective purchasers should have this information verified by their solicitors prior to purchase. 3) Information on rating assessments, availability of services and Town and Country planning matters have been obtained by an oral enquiry to the appropriate planning authority. Fisher Hargreaves Proctor do not warrant that there are no connection charges Inherent in the availability of services to the unit. Prospective purchasers should obtain written confirmation prior to entering into any contract for purchase or lease. 4) Detailed tests have not been undertaken on services, central heating installations, plumbing installations, electrical installations, etc. and purchasers/lessees should undertake independent tests as to the condition of all services and mechanical engineering installations. 5) All guide price and rental figures are quoted exclusive of VAT unless expressly stated to the contrary. PHP 06/09. E&O.