



Coningsby Pet & Aquatics, 15-17 Silver Street, Coningsby, Lincoln,
Lincolnshire, LN4 4SG

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- Freehold Mixed Use Sale
- Business and Goodwill Included
- Retail Shop with Storage
- 3 Residential Flats (all occupied)
- Commercial Element - 152 m² / 1636 ft²
- Residential Flats – 108 m² / 1162 ft²
- Close to Free Car Park Facilities
- EPC Ratings - 15a F(38), 15b C(70), 15c C(69)
- Prominent Location

£400,000

Pygott & Crone
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Boston
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www.pygott-crone.com

SITUATION

The town of Coningsby is a flourishing community together with the adjacent village of Tattershall, famous for its Historical castle and provides excellent social amenities including shops and all necessities, primary and secondary schools, restaurants and garages. There are good road communications and the town is centrally situated between Boston 15 miles, Lincoln 25 miles, Sleaford 15 miles, Horncastle 10 miles, Spilsby 15 miles and Woodhall Spa 5 miles.

The property is situated adjacent to a large free car park.

ACCOMMODATION

GROUND FLOOR

SALES AREA 127.9 m² / 1376 ft²

TOILET

OFFICE 7 m² / 75 ft²

UPPER STORE 14.5 m² / 156 ft²

LOWER STORE 3 m² / 32 ft²

FIRST FLOOR

Two of the flats are accessed by an internal communal area, the other is accessed by an external staircase.

15a - 52 m² / 560 ft² - Two Bedroom

15b - 26 m² / 280 ft² - One Bedroom

15c - 30 m² / 323 ft² - One Bedroom

The flats are each let out on assured shorthold tenancy agreements producing a combined income of £14,400 PAX at full occupation. Full lease details can be made available on request to any serious parties.

At the time of inspection the agent was unable to inspect the internal accommodation.

The property also benefits from 3 car parking spaces.

BUSINESS & GOODWILL

The property is to be purchased with a business that is fully operational and will be sold with the associated fixtures and fittings, the stock will be valued on completion (purchased separately) to allow the new purchaser to continue trading immediately after completion. The current owners (husband and wife) acquired the property over 15 years ago allowing them to build a very strong business venture. The owners have gained a loyal customer client base across all pet supplies and requirements; In addition to the usual rabbits, guinea pigs, hamsters and birds, they have in excess of 40 tropical and cold water display tanks, plus a good quantity of pond fish, and also sell a large variety of fishing tackle. The purchaser will have the opportunity to take over the existing website and Facebook pages.

Full accounts can be made available to serious parties.



1991 2016

SERVICES

Pygott and Crone have been made aware that mains water, electric, drainage and gas are connected to the property. The services or installations have not been serviced or tested.

RATEABLE VALUE / COUNCIL TAX BANDS

We are advised from enquiries to the Valuation Office Agency Website that the 2017 rateable value is £6,500.

Each residential flat is individually rated and fall within Council Tax Band A.

LEGAL FEES

In the usual manner each party will be responsible for their own legal costs incurred within the transaction.

VAT

We understand that there will be no VAT chargeable on the sale price.

LOCAL AUTHORITY

East Lindsey District Council
Tedder Hall
Manby Park
Louth
LN11 8UP
Tel: 01507 601111

VIEWINGS

Viewing is strictly by appointment only.
Please contact Jasper Caudwell at Pygott & Crone on:

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