



Shop & Flats , 11-15 Halton Road  
Spilsby, Lincolnshire, PE23 5JZ

Guide Price  
£180,000

## Details

- For Sale by Auction – T & C's apply
- Buyers fees apply
- Potential Residential development
- CEPC - F (130)
- Overall floor area 454.8 sqm (4896 sqft)
- Annex 100.6 sqm (1083 sqft)
- Outbuildings 15.6 sqm (168 sqft)
- Can be sold with tenant
- Flat EPC Rating - E, Council Tax Band - A



## Location



## Overview

For Sale by Auction – T & C's apply

An opportunity to acquire this substantial investment opportunity consisting of a 5 bedroom residential maisonette and ground floor retail shops with workshops, outbuilding and former coach house to the rear. The property would suit a development opportunity and change of use subject to planning.



## BUYING CONDITIONS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

## DESCRIPTION

An opportunity to acquire this substantial investment opportunity consisting of a 5 bedroom residential maisonette and ground floor retail shops with workshops, outbuilding and former coach house to the rear. The property would suit a development opportunity and change of use subject to planning.



### Location

The property is situated in the town centre close to the market place and surrounded by a mix of commercial and residential uses. There are a number of local, regional and national retailers in the town including Sainsburys, Yorkshire Outlet shop amongst others. Spilsby is a market town adjacent to the A16 and is 33 miles east of Lincoln, 17 miles north east of Boston and 13 miles north west of Skegness. The town lies on the south edge of the Lincolnshire Wolds.

### ACCOMMODATION

5 bedroom maisonette at first and second floor

2 bathrooms , en suite

roof terrace

2 shops

workshop/outbuildings

former coach house

yard area

### PLANNING

The property has an established use as a retail shop with workshops and residential maisonette above



## SERVICES

Mains electricity, water, gas and drainage are connected to the property

## TENURE

The property is offered freehold subject to a tenancy in the shop and workshops. The tenant is trading as AE Wildman & Son. The tenancy is on a 12 month rolling tenancy at £9600 pax. The landlord has confirmed that vacant possession can be made subject to the appropriate notice being given to the client.

## RATEABLE VALUE

The commercial has a rateable value of £6900 . The maisonette is council tax A.

## CEPC

The property has an EPC of F

## LEGAL COSTS

Each party are responsible for their own legal costs

## VAT

The price is exclusive of VAT if applicable



LOCAL AUTHORITY  
East Lindsey District Council

The Hub

Mareham Road

Horncastle

Lincolnshire

LN9 6PH

Tel 01507 601111

VIEWINGS

Pygott & Crone Commercial

36a Silver Street

Lincoln

LN2 1EW

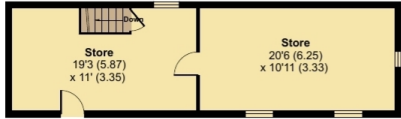
Tel 01522 536777



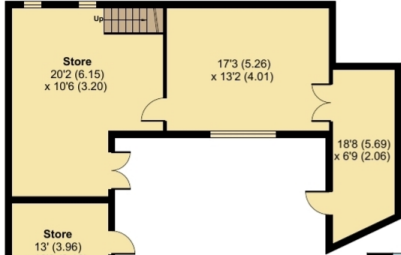
# Halton Road, Spilsby, PE23

Approximate Area = 3645 sq ft / 338.6 sq m  
 Annexe = 1083 sq ft / 100.6 sq m  
 Outbuildings = 168 sq ft / 15.6 sq m  
 Total = 4896 sq ft / 454.8 sq m

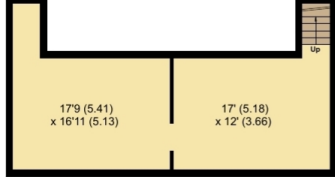
For identification only - Not to scale



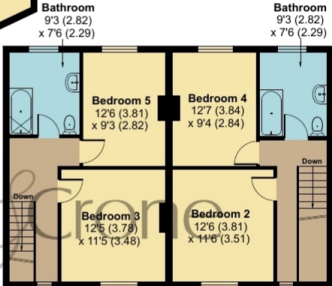
ANNEXE FIRST FLOOR



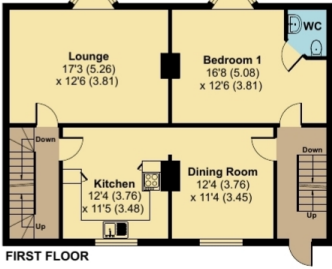
ANNEXE GROUND FLOOR / GROUND FLOOR



BASEMENT



SECOND FLOOR 1 / 2



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Pygott & Crone. REF: 1196304

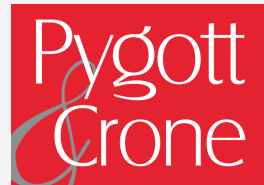




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Shop & Flats , 11-15 Halton Road, Spilsby  
is marketed through our Commercial office

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36a Silver Street, Lincoln, LN2 1EW

0330 128 0939