



Details

- For Sale
- Commercial Investment
- Prominent Position
- 3 Storey Building
- Takeaway Operator
- Let at £13,200 pax until 2035
- Ground Floor 34.36 sqm (369.85 sqft)
- First Floor 25.6 sqm (275.55 sqft)
- Rear Yard
- CEPC - C



Location



Overview

An excellent opportunity to acquire this freehold commercial investment property in a prominent position close to the town centre. The property is let and produces a rent of £13,200 pax.



Location

This popular pizza takeaway shop is situated within walking distance of the town centre. The property fronts onto West Street which is the busiest main road into the town. Alford is a market town and civil parish in the East Lindsey district of Lincolnshire, at the foot of the Lincolnshire Wolds, which form an Area of Outstanding Natural Beauty. The population was recorded as 3,459 in the 2011 Census and estimated at 3,830 in 2021. It lies between the towns of Mablethorpe, Louth, Spilsby, and Skegness and acts as a local retail centre.



ACCOMMODATION

The property comprises a 3 storey commercial premises comprising a ground floor takeaway with first and second floor storage and comprises

Ground Floor 34.36 sqm (369.85 sqft)

First Floor 25.6 sqm (275.55 sqft)

Outside Rear Yard and stores

PLANNING

The property has an established use as a takeaway food premises and A3/A5 and now planning E.

SERVICES

The property has mains water, electricity, gas and drainage connected to the property.

TENURE

The property is being sold with a lease in place at a rent of £13,200 pax until 2035.

RATEABLE VALUE

The property has a rateable value of £4100.

CEPC

The property has a CEPC of C-61

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

Contact Pygott & Crone Commercial

36a Silver Street

Lincoln

LN2 1EW

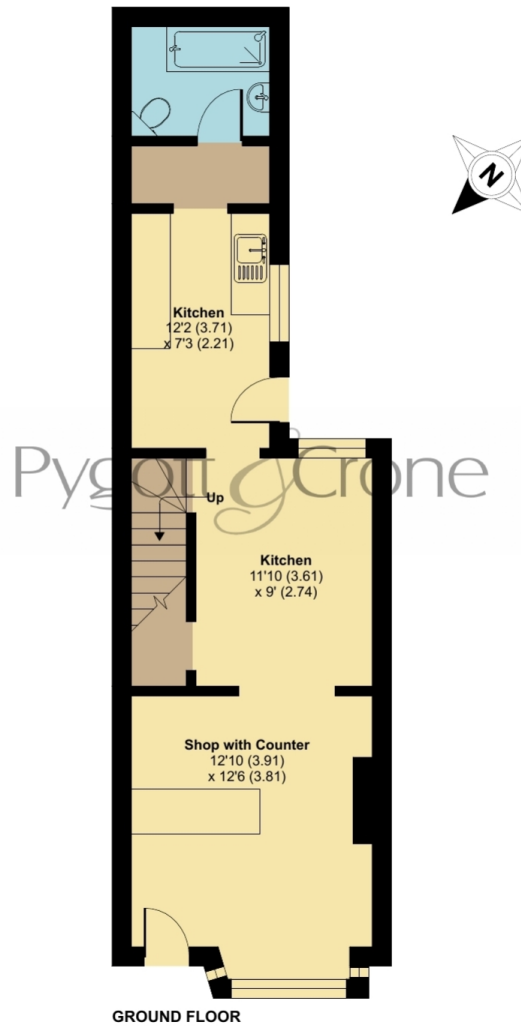
Tel 01522 536777



West Street, Alford, LN13

Ground Floor Net Internal Area = 488 sq ft / 45.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS3 Commercial). © nchecom2026. Produced for Pygott & Crone. REF: 1396252





22 West Street, Alford
is marketed through our Commercial office

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