



## Retail in PE23

High Street, Spilsby, Lincolnshire, PE23 5JH

**£260,000** Starting Bid

## Property features

- ✓ Mixed commercial residential letting opportunity
- ✓ 4 retail units
- ✓ 3 x one bedrooms flats over 3
- ✓ Centre of popular market town
- ✓ Freehold

## Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

\*For sale via secure sale online bidding: terms and conditions apply.\*

We are pleased to offer to auction 'The Franklin Centre', an opportunity to acquire a mixed commercial residential letting opportunity in the centre of this popular market town on the edge of the Lincolnshire Wolds comprising a parade of 4 retail units off a central passage together with 3 x one bedrooms flats over 3 floors.

Please note we have not inspected this property.

Price: Starting Bid £260,000

Property Type: Retail

Business Type: Hairdressers

Internal Size: 1000 Square Feet

External Size: 1000 Square Feet

Parking: None

## Location

The Franklin Centre is found along the High Street at Spilsby. Spilsby is a market town situated in the Lincolnshire Wolds approximately 12 miles from the coastal resort of Skegness, approximately 17 miles north of the port town of Boston and 32 miles east of the city of Lincoln. The town has primary and secondary schools, a range of local shops including bakers, greengrocers & newsagents, supermarkets, doctor's surgery, dentists and a range of pubs and restaurants. It is on the Skegness to Lincoln and Mablethorpe to Boston bus routes and holds a weekly market on a Monday. There are a number of club and societies for all ages.

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## Accommodation - Shop

Retail Premises:

The Franklin Centre consists of 4 retail units off a central passage with a herringbone tiled floor and panelled ceiling.

Units 1 & 2

24'9" x 10' (7.54m x 3.05m)

Presently used as a salon which has two defined areas with laminate effect floor throughout, 2 bespoke hair washing sinks with cupboards to the side each with electric water heaters, 2 wall mounted hairdryers and 3 hair styling mirrors with worksurface and assorted chairs.

The Kiosk

12'7" x 3'9" (3.84m x 1.14m )

Being a glazed display and retail unit with 4 single glazed windows under a tiled display roof.

Unit 3

21'7" x 19'6" / 6'7" (6.58m x 5.94m / 2.01m )

Presently used as a sports injury treatment room. Having light and power, laminate effect floor.

Kitchen

5'3" x 5' (1.60m x 1.52m)

With wall and base units, stainless steel single drainer sink with mixer tap. Door to:

Rear Covered Area

6'8" x 4'8" (2.03m x 1.42m)

With polycarbonate roof.

Unit 4

12'4" x 10' (3.76m x 3.05m)

Being a retail sales unit with laminate effect floor, single glazed window and door, light and power, spotlights.

Recessed Kitchen

4'1" x 3'2" (1.24m x 0.97m)

With stainless steel single drainer sink with mixer tap, wall and base units.

Unit 7

13'2" x 6'3" (4.01m x 1.91m)

Retail unit with single glazed display windows and door, single glazed rear window, light and power.

Display Area

10'10" x 3'6" (3.30m x 1.07m )

With 3 single glazed display windows, 2 inset spotlights, light and power.

## Accommodation

Ground Floor Flat

With single glazed door off the passage opening into:

Entrance Lobby

Kitchen

10'2" x 9'9" max (3.10m x 2.97m max )

With wall and base units, worksurface with stainless steel single drainer sink, storage heater, space for electric cooker with hood over, space and plumbing for washing machine, 2 single glazed windows, exterior door to rear passageway.

Bathroom

8'8" x 5' (2.64m x 1.52m)

Comprising bath with electric shower over, wc, wash hand basin, heated towel rail, extractor fan.

Lounge

16' x 11'1" (4.88m x 3.38m)

With storage heater, Upvc double glazed window to rear, TV point.

Bedroom

10' x 9'8" (3.05m x 2.95m)

Upvc double glazed window to rear, storage heater.

First & Second Floor Flats

Both have a single access off the ground floor passage with stairs leading to the first floor landing with fire escape door giving emergency access over the single storey roof to the rear.

Cloakroom

7'3" x 5' (2.21m x 1.52m)

Specifically for the use of the ground floor shop units having a wc, wash hand basin, tiling to 3 walls.

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## Accommodation - Flat 1

Flat 1:

With door into:

Entrance Hall

Lounge

14'8" x 12'4" (4.47m x 3.76m)

With Upvc double glazed front window, storage heater, archway to:

Kitchen

8' x 6'5" max (2.44m x 1.96m max )

Having wall and base units, worksurface with stainless steel single drainer sink, space for electric cooker, splash-back tiling, door to:

Shower Room

8' x 4' (2.44m x 1.22m)

Equipped with a shower cubicle with electric shower, wash hand basin, wc, electric fan heater, Upvc double glazed rear window.

Bedroom

11'3" x 8'7" (3.43m x 2.62m )

Having Upvc double glazed front window, storage heater.

## Accommodation - Flat 2

Second Floor Landing

Flat 2:-

With door into:

Entrance Hall

Bedroom

11'7" x 9'5" (3.53m x 2.87m)

With Upvc double glazed front window.

Lounge

14'10" x 11'10" max (4.52m x 3.61m max)

Upvc double glazed front window, storage heater, TV point.

Kitchen

11' x 6'7" (3.35m x 2.01m )

With wall and base units, worksurface with stainless steel single drainer sink, space for washing machine, Upvc double glazed rear window.

Bathroom

7'6" x 4'10" (2.29m x 1.47m)

Having bath, wc, wash hand basin, Upvc double glazed window.

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## Tenure

Freehold: Title number LL94254.

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## Rateable Value

Units 1 & 2 - Rateable Value £4,250.

Unit 7 - Rateable Value £1,975.

Unit 4 - Rateable Value £ 2,750.

Unit 3 - Rateable Value £2,375.

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## EPC

EPC Rating C. Available upon Request.

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## Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.



High Street, Spilsby, Lincolnshire, PE23 5JH

Contact your local branch today for more information on this property:

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