

# For Sale



## Holbeach

39-41 High Street

Ground Floor: 1,397 sq ft (129.8 sq m)

Price: Offers in excess of £300,000

Freehold Disposal (inc. residential accommodation)

## Location & Description:

- **Holbeach is a historic market town in the South Holland district of Lincolnshire, situated 8 miles east of Spalding and 20 miles west of Kings Lynn.**
- **The subject premises occupy a prominent position on the High Street which comprises a mix of local independents and national occupiers including Boots and Specsavers in close proximity.**
- **The first floor comprises 3 self contained, 1 bedroomed flats, all let on assured shorthold tenancies.**

### Demise:

Ground Floor: 1,397 sq ft (129.8 sq m)  
First Floor: 3No 1 bed flats (unmeasured)

### Price:

For the benefit of the freehold interest, offers are invited in excess of £300,000.

### Tenure:

The freehold of the premises is available with the benefit of 3No Assured Shorthold Tenancies in place at first floor. The flats currently generate the following income:-

Flat 1 £6,600 pax

Flat 2 £4,800 pax

Flat 3 £5,100 pax

**Total £16,500 pax**

### EPC:

Energy Performance Certificate - B.

First floor flats available upon request.

### Legal and Professional Fees:

Each party to bear their own costs.

### Rating Assessment:

Rateable Value (April 2023) - £21,750 (ground floor only).

**MONEY LAUNDERING REGULATIONS** In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

### Contact Us:

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