

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.
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Demise:

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

First Floor: 3 No 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 3 No 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).

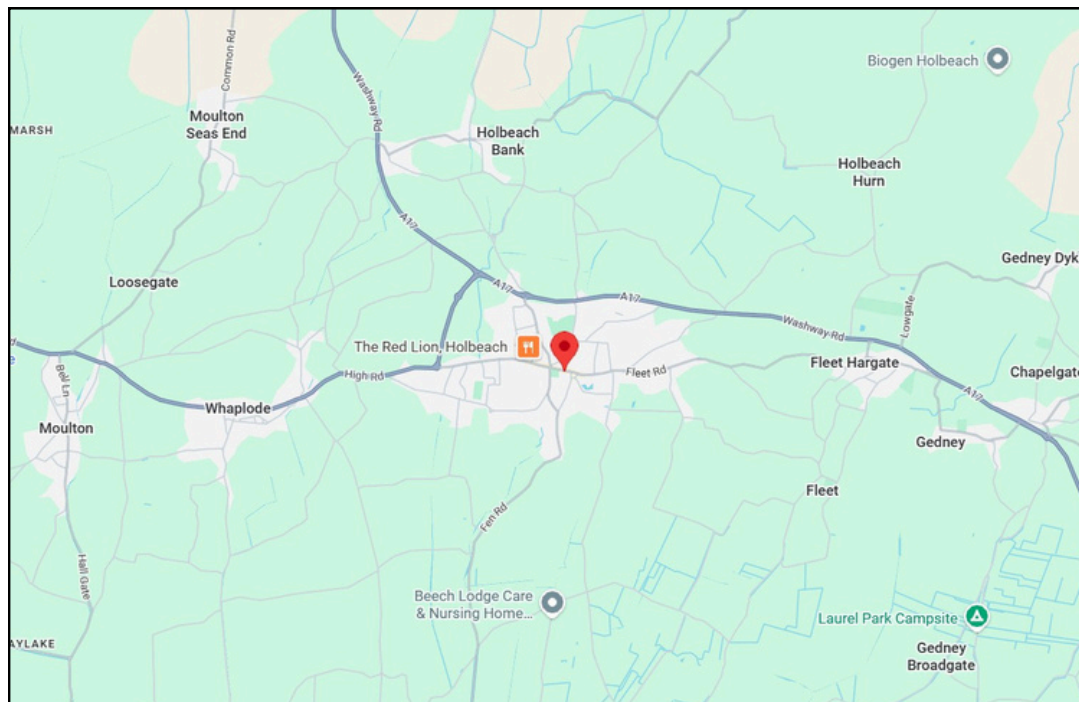
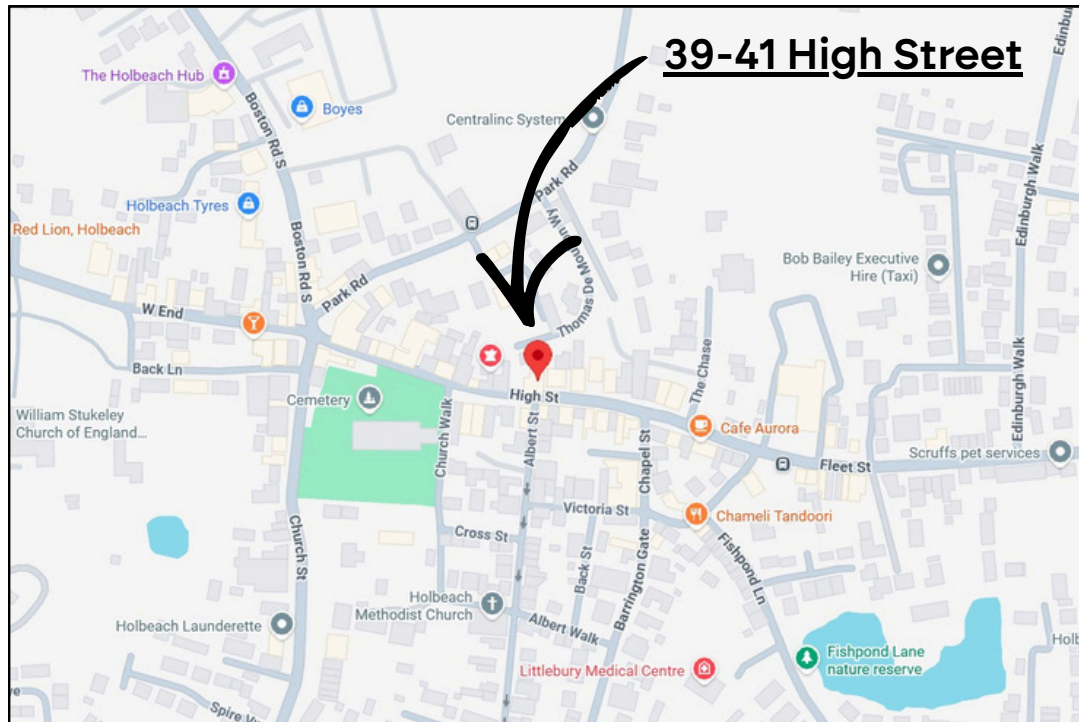
MONEY LAUNDERING REGULATIONS In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

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