

# 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 bed roomed 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 2026) - £22,750  
(ground floor only).

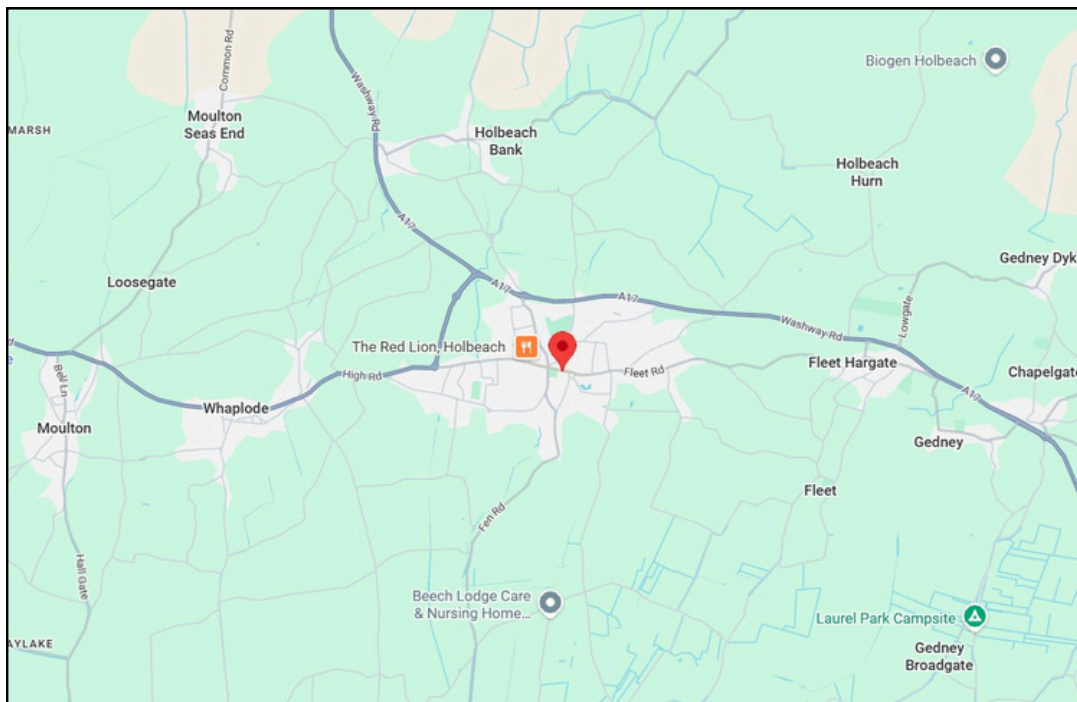
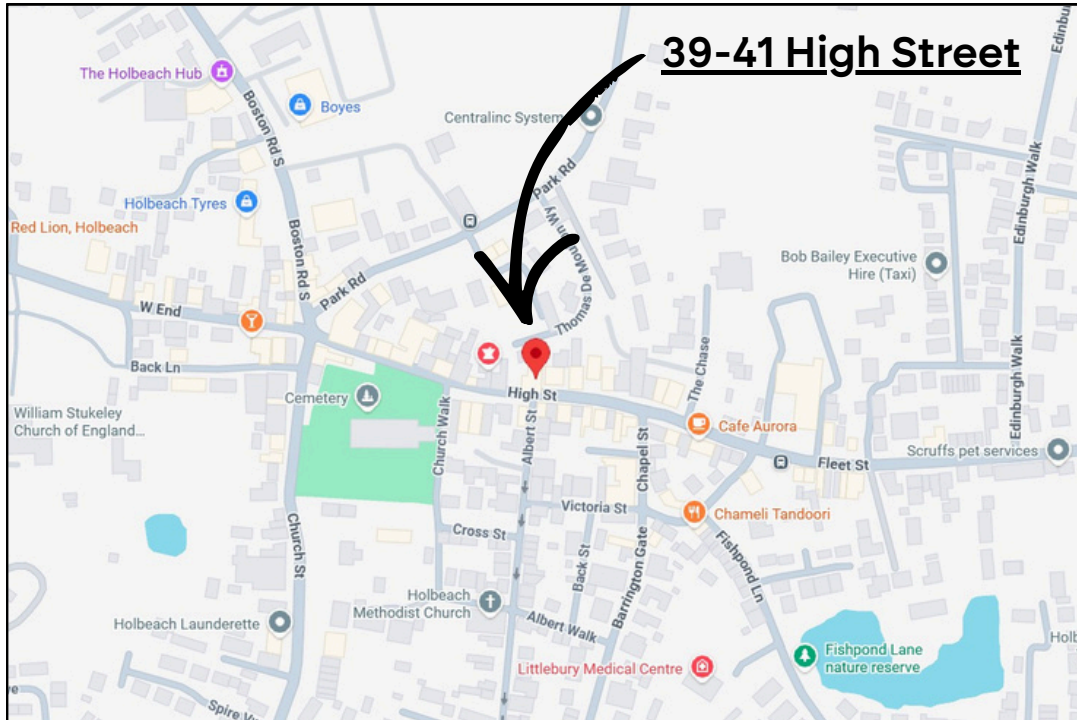
**MONEY LAUNDERING REGULATIONS** In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

## Contact Us:

**Nik McCarthy**

07960 960207

nikm@barkerproudlove.co.uk



**IMPORTANT NOTICE:** Barker Proudlove gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.