

Spilsby - 51A High Street, Lincolnshire PE23 5JH  
Virtual Freehold Residential Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



# Spilsby - 51A High Street, Lincolnshire PE23 5JH

## Virtual Freehold Residential Investment



### Investment Consideration:

- Purchase Price: £95,000
- Gross Initial Yield: 7.90%
- Rental Income: £7,500 p.a.
- VAT is NOT applicable to this property
- Comprises self-contained two-bedroom flat, newly refurbished in May 2023
- New kitchen, carpet and flooring, boiler, doors, electric wiring and lights installed
- Located in the heart of the town centre with occupiers nearby including Café`s, Restaurants, Pubs, Pharmacy and many more.



### Tenancies & Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 51A (First Floor)	Flat: 89 sq m (958 sq ft) 2 Bedrooms, Living Room, Kitchen, Bathroom	Individual	12 Months from 4 July 2023	£7,500	Note 1: AST Note 2: Deposit held of £625
<b>Total</b>				<b>£7,500</b>	

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### Property Description:

Comprises first floor flat with separate access from Queen Street. The property has been newly refurbished in May 2023 to a high standard and provides the following accommodation and dimensions:

First Floor: 89 sq m (958 sq ft)

2 Bedrooms, Living Room, Kitchen, Bathroom

- New combi boiler
- New kitchen and bathroom tiles
- New doors
- New lights
- New electric wiring
- New carpet and flooring throughout

### Tenancy:

The flat is at present let on AST to an Individual for a term of 12 Months from 4<sup>th</sup> July 2023 at a current rent of £7,500 p.a. Deposit held of £625.

### Tenure:

Long leasehold. To be held on a 999 year lease from completion at a ground rent of peppercorn.



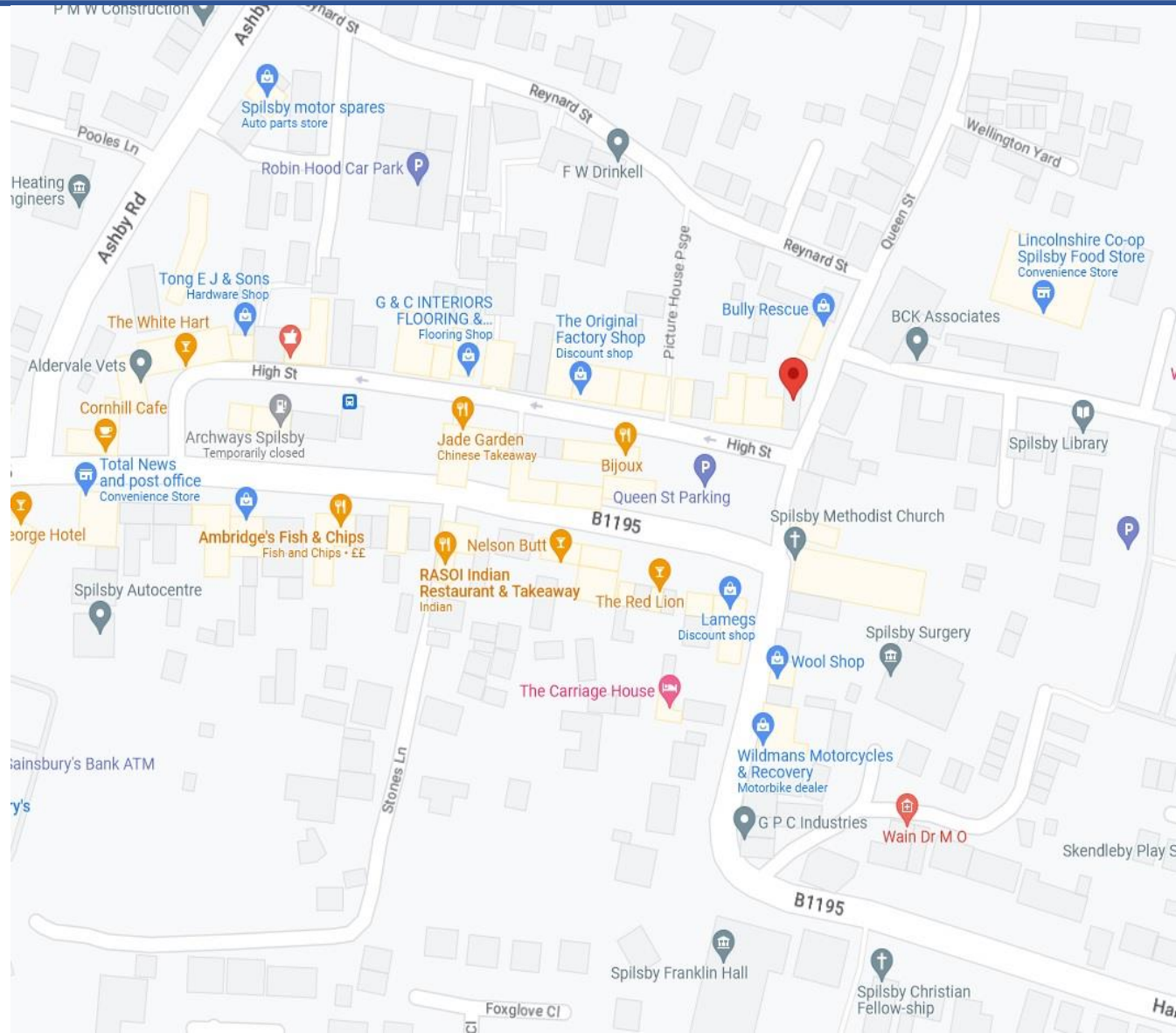
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### Location:

Spilsby is a market town positioned towards the east of Lincolnshire, located approx. 15 miles north of Boston and approx. 25 miles east of Lincoln. The property is located in the heart of the town centre with occupiers nearby including Café's, Restaurants, Pharmacy and more.



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### Contacts:

To schedule viewings and request further information, please contact Joseph Bachman or Sam Georgev.



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# BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

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