



BY AUCTION
Market Place, Brigg



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An excellent investment opportunity in the centre of Brigg. The property currently comprise a Hairdressing salon and a 2 bedroom apartment. The commercial unit includes 2 salons together with a Staff room and Toilet. The apartment is arranged over 2 floors with its own separate access. The property is located on a busy street just of the market place. Well established tenancies.

Being sold via Secure Sale online bidding. Terms and conditions apply. Starting bid £150,000.

HAIRDRESSING SALON

SALON 1 4.72m x 3.70m (15'6" x 12'1")

A bow fronted room with street view and including wood grain vinyl flooring, workstation and cupboards. Three steps lead up to

SALON 2 3.72m x 3.58m (12'2" x 11'8")

Window to the rear aspect and sink with water heater.

STAFF KITCHEN 3.50m x 3.14m (11'6" x 10'4")

Fitted with a range of base units, stainless steel sink with water heater and rear entrance door.

STAFF TOILET

Low flush wc, store cupboard and window.

FIRST FLOOR FLAT

ENTRANCE

A steel stair case leads to the Hall.

LOUNGE/BEDROOM 3 4.63m x 3.78m (15'2" x 12'5")

A forward facing room with sash window and electric storage heater.

DINING ROOM 3.70m x 3.18m (12'1" x 10'5")

With stair to the 2nd Floor, electric storage heater and opening to the Kitchen.

KITCHEN 3.03m x 2.27m (9'11" x 7'5")

Appointed with a range of white fronted high and low storage units with inset stainless steel sink, electric cooker space, sash windows and electric storage heater.

BATHROOM 3.21m x 3.03m (10'6" x 9'11") fitted with a suite in white to include a pedestal wash hand basin, wc, panelled bath, extractor fan, airing cupboard with jacketed cylinder and sash window.

2ND FLOOR

BEDROOM 1 4.20m x 3.67m (13'10" x 12'0")

Sash window to the front.

BEDROOM 2 4.27m x 3.48m (14'0" x 11'5")

Skylight window to the rear and part sloping ceiling.

CURRENT TENANCIES

The Vendor informs us that the properties are subject to the following 2 Tenancies:

Barbers salon £600 pcm

Flat £450 pcm.

TENURE

We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.

COUNCIL TAX

We understand that the latest Council Tax banding indicates that the apartment is a BAND A. We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion. Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of upto £200 if you use their services.

ANTI MONEY LAUNDERING AND REFERRALS

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AUCTIONEERS COMMENTS

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

BID PROCESS

The property is being sold via a transparent online auction.

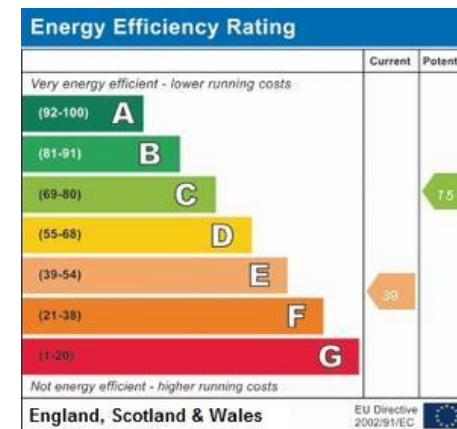
In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML.

AUCTION TERMS

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe it necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services



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