JOHN TAYLORS
EST. 1859

MAKE THE BEST MOVE



£150,000

17 High Street

Spilsby, PE23 5JH.

Council Tax A

Commercial for sale

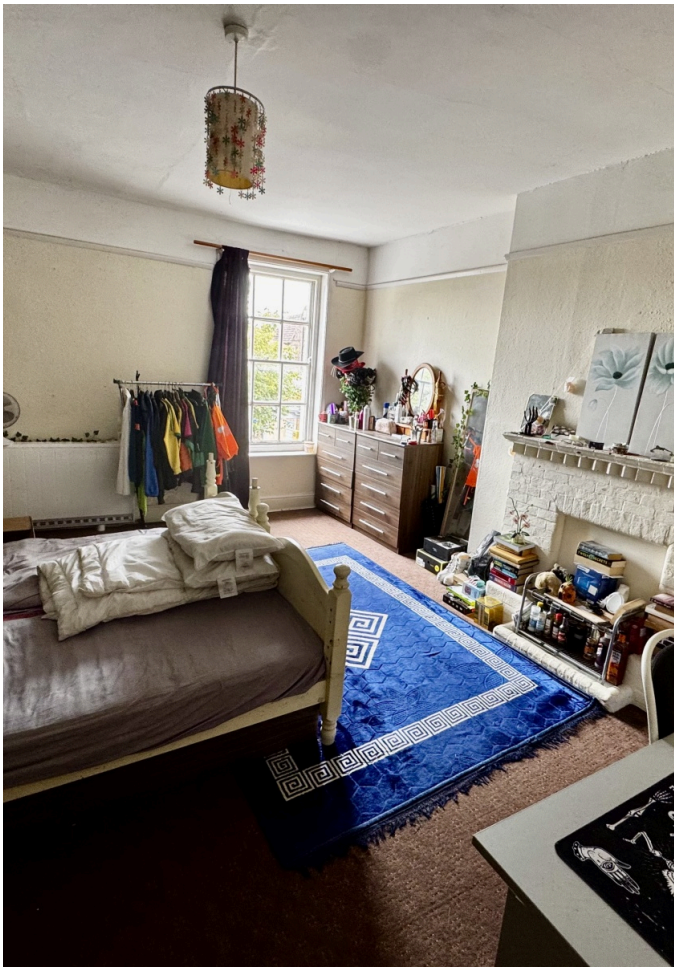
An excellent opportunity to aquire a highly visible freehold mixed-use investment property, perfectly situated in the hear to the historic an bustling market town of Spilsby. Occupying a prominent town centre location, this versatile property offers immediate, dual-income stream split accross establishment commercial and residential tenancies, making an ideal addition to any private or institutional portfolio.




GRIT
P
P







An excellent opportunity to acquire a highly visible freehold mixed-use investment property, perfectly situated in the heart of the historic and bustling market town of Spilsby. Occupying a prominent town centre location, this versatile property offers an immediate, dual-income stream split across established commercial and residential tenancies, making it an ideal addition to any private or institutional portfolio.

Ground Floor Retail Unit: Subject to an active commercial lease, providing a commercial income.

First Floor Residential Flat: Subject to an Assured Periodic Tenancy (APT)

Tenure: Freehold sale of the entire building and premises.





ACCOMMODATION

Rooms & dimensions

Front Retail Area

10.61m x 7.30m (34' 10" x 23' 11")
With an electric storage heater and large display windows.

Rear Retail Area
2.39m x 2.91m (7' 10" x 9' 7")

Rear Lobby Room
3.10m x 2.50m (10' 2" x 8' 2")
The room is currently partitioned.

Storage Room

2.49m x 2.39m (98' 0" x 94' 1")

Storage Room
3.21m x 1.99m (10' 6" x 6' 6")
With attractive Victorian arch window.

Rear Entrance Passageway
With access door to rear entrance lobby.

Rear Storeroom

4.30m x 4.37m (14' 1" x 14' 4")
The room incorporates a kitchenette with sink unit.

WC
With wash basin & toilet.

Staircase to First Floor Storeroom

7.71m x 2.72m (303' 7" x 107' 1")
With access to roof space.

Store Room

3.58m x 3.06m (140' 11" x 120' 6")

Storeroom

3.90m x 3.00m (12' 10" x 9' 10")
With electric storage heater.

Communal Rear Access Lobby
Providing rear access for the shop and also access to the first floor flat.

The Flat's Ground Floor Entrance
With staircase to first floor landing area

First Floor Landing
Having modern electric storage heater, access to roof space, smoke alarm and walk-in storage cupboard.

Lounge
6.45m x 3.67m (21' 2" x 12')
With sash windows, modern electric storage heater and covered over fireplace.

Kitchen

3.81m x 2.42m (12' 6" x 7' 11")
With fitted base and wall cupboards, stainless steel sink, access to roof space, worktops, and blocked off door providing access to lounge.

Bedroom 1
4.88m x 3.24m (16' x 10' 8")
With sash window, modern electric storage heater.

Bedroom2

4.91m x 3.98m (16' 1" x 13' 1")
With modern electric storage heater, sash window and boarded over fireplace.

ACCOMMODATION

Rooms & dimensions

Bathroom

3.00m x 2.37m (118' 1" x 93' 4")

With bath, wash basin, WC, built-in airing cupboard with pressurised hot water cylinder.

Outside

There is a footpath running down the side of the building leading to a small yard area and also to the rear access door for the shop and flat.

Services

The property is understood to have mains water, electricity, and drainage.

Tenure

The property is understood to be freehold subject to a commercial lease for the shop unit and an Assured Periodic Tenancy to the first floor flat.

Lease & Tenancies

The shop is let to Lincolnshire Ltd AGE UK Lincoln & South
Lincolnshire on a 3 year lease from the 1st June 2025 at a current rent of £11,500 pa exclusive. The first floor flat is subject to an Assured Periodic Tenancy agreement £4800 pa.

VAT

The purchase price may be subject to VAT and the standard rate.

Business Rates & Council Tax

The shop has a rateable value under the 1st April 2026 Valuation List of £16,250 and the flat is currently in Council Tax Band A.

JOHN TAYLORS
EST. 1859

01507603648 · enquiries@johntaylors.com · www.johntaylors.com

The Mart 127 Eastgate, Louth Lincolnshire, LN11 9QE

PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, furniture, fittings electrical and gas appliances, gas or light fittings or any other fixtures not expressly stated in the sale particulars but may be available through separate negotiation. Floor plans are provided as a service to our customers and are a guide to the layout only, do not scale. These particulars are intended to give a fair description of the property, but the details are not guaranteed, nor do they form part of any contract. Applicants are advised to make appointments to view but the Agents cannot hold themselves responsible for any expenses incurred in inspecting properties which may have been sold, let or withdrawn. Applicants enter the property at their own risk and the Agents are not responsible for any injuries during the inspection.