



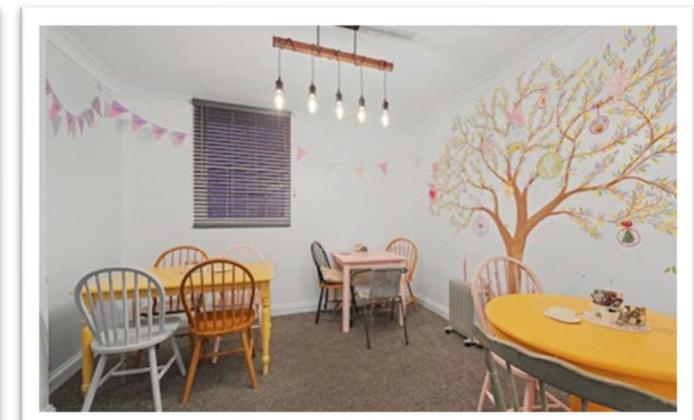
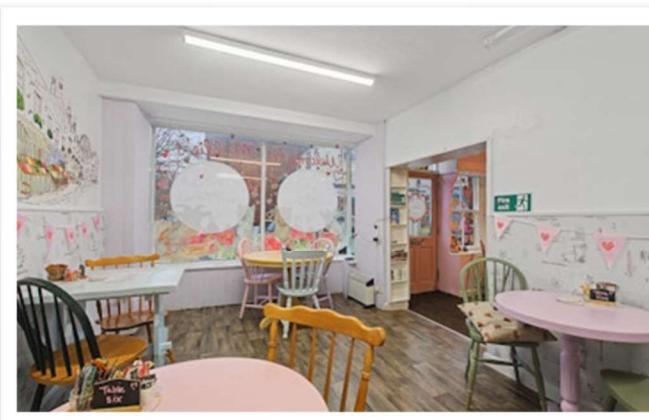
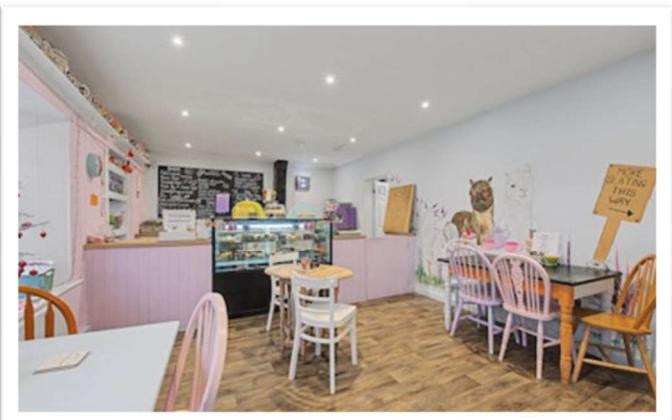
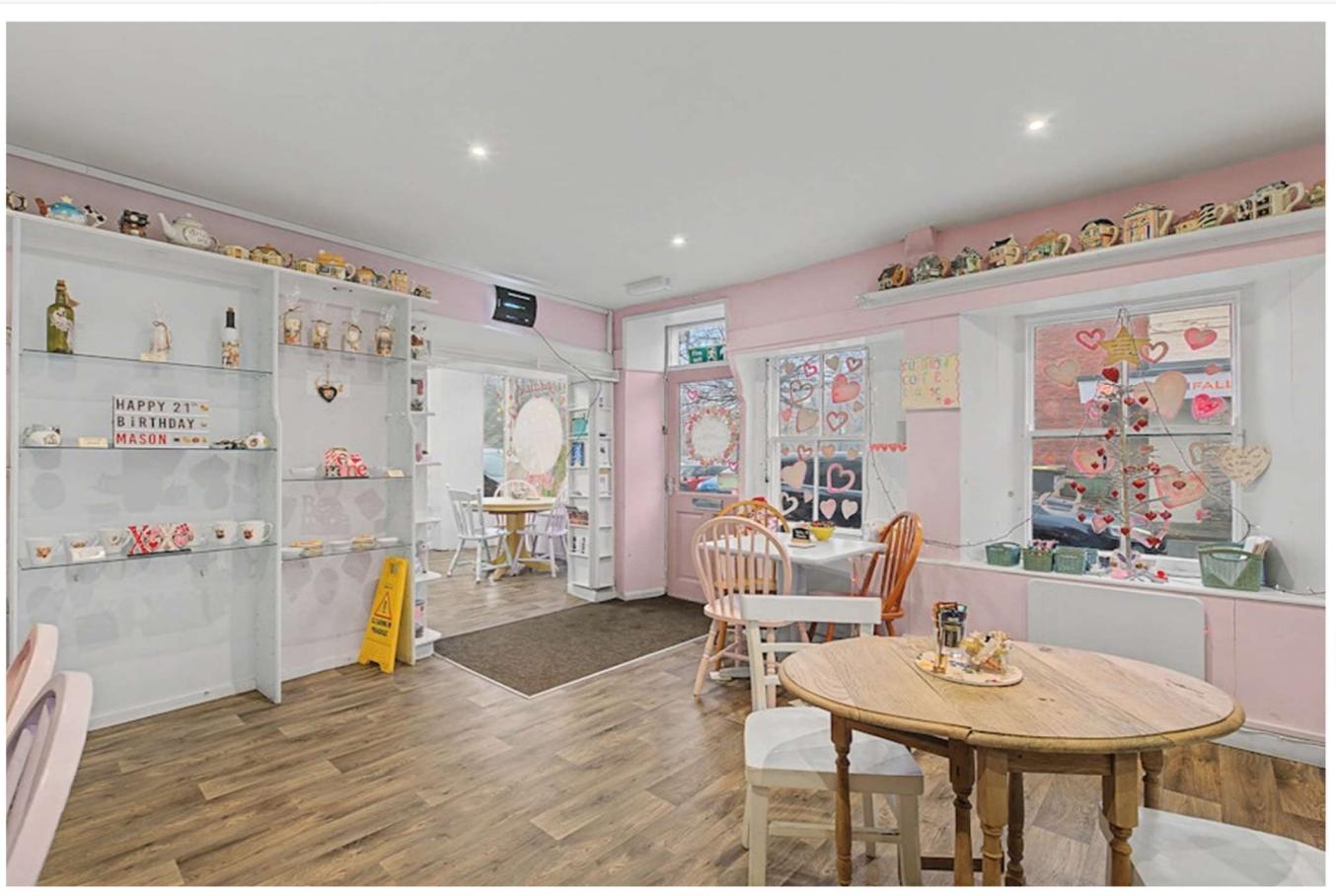
39 & 39a High Street, Spilsby, PE23 5JH

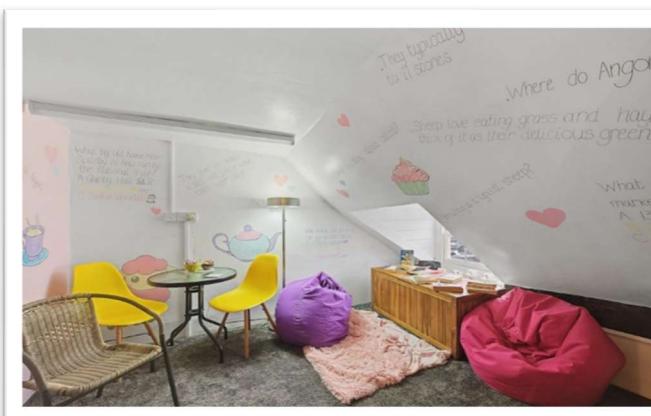
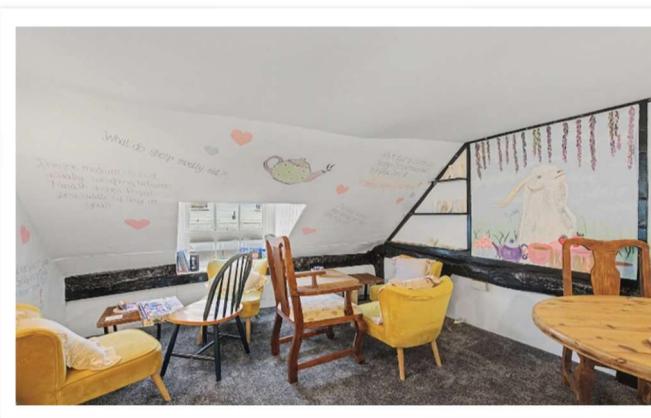
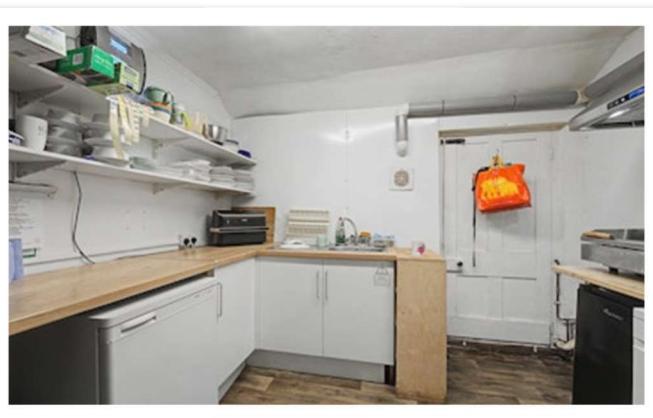
Freehold

£150,000

## Key Features

- Charming Grade II listed building
- Currently run as a coffee lounge
- Two bedroom flat above
- Town centre location
- Flat EPC rating F





## \*\*EXCELLENT BUSINESS/INVESTMENT OPPORTUNITY IN A PRIME LOCATION\*\*

A Grade II Listed mixed use property in a prominent position at the heart of Spilsby Town Centre. Currently trading as a coffee lounge the property also has a first floor flat. The coffee lounge has multiple rooms, kitchen & WC. The first floor flat has a lounge, kitchen, two bedrooms and a shower room.



### ACCOMMODATION

Part glazed door to the:

#### MAIN ROOM

6.78m x 4.01m (22'2" x 13'2")

Having windows to front elevation, inset ceiling spotlights, wood effect flooring, serving area with chiller unit and serving counter. Two stores off and opening to a:

#### ADDITIONAL ROOM

6.17m x 2.97m (20'2" x 9'8")

With large box bay window to front and wood effect flooring.

#### INNER HALLWAY

With staircase rising to first floor.

#### FURTHER ROOM

3.43m x 3.35m (11'4" x 11'0")

Having window to side elevation and open fireplace.

#### WC & STORE

Having window to side elevation and WC.

#### FURTHER ROOM

6.1m x 3.66m (20'0" x 12'0")

Having open fireplace and door off to the:

#### KITCHEN

2.39m x 1.88m (7'10" x 6'2")

Having part glazed door to the rear yard and range of base units, appliance spaces and work surfaces with inset stainless steel sink & drainer.

#### FIRST FLOOR

With a further room and store room off.

## FIRST FLOOR FLAT

The first floor flat has a hallway with store room off. A good sized lounge with a bay window to the front. A kitchen with fitted units, integrated ceramic hob & electric oven. Two double bedrooms and a shower room.

### LOUNGE

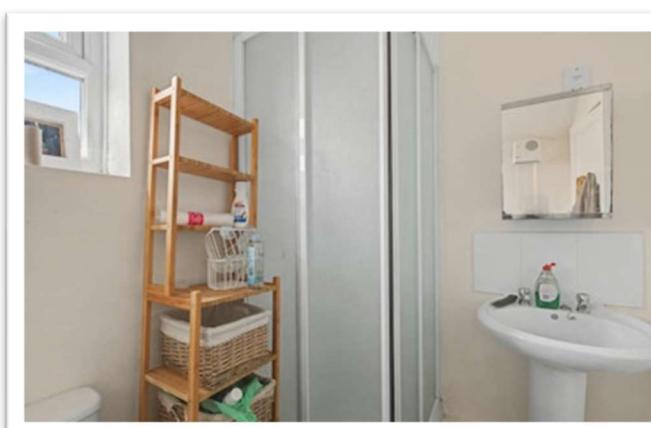
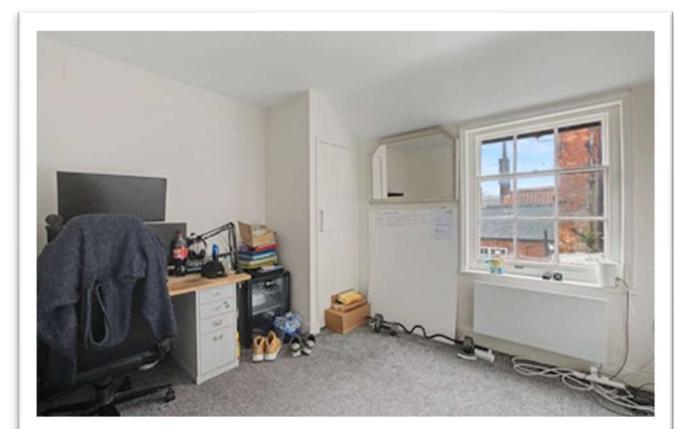
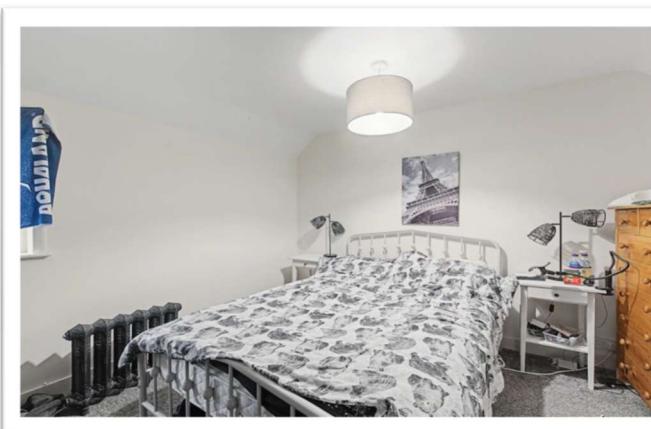
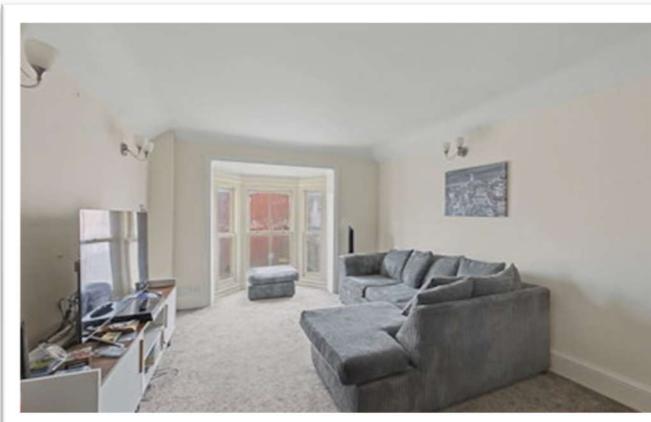
5.46m x 3.18m (17'11" x 10'5")

Having bay window to front elevation, further window to side elevation and electric storage heater.

### KITCHEN

3.15m x 2.92m (10'4" x 9'7")

Having window to rear elevation, vinyl flooring, electric under counter oven with electric hob inset to work surface and extractor fan above, stainless steel sink and drainer.



## Floorplan



### SERVICES

The property has mains electricity, water and drainage.

### LIFETIME LEGAL

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £72 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

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### PARTICULARS

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### VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

 **NEWTON FALLOWELL**

Newton Fallowell Spilsby

01790 755222

[spilsby@newtonfallowell.co.uk](mailto:spilsby@newtonfallowell.co.uk)