



CHOICE PROPERTIES

Estate Agents

23A Victoria Road,
Mablethorpe, LN12 2AF

Price £75,000



Choice Properties are pleased to offer for sale this exciting opportunity with the shop unit, positioned in a prominent location on Victoria Road in Mablethorpe. Benefiting from a rear courtyard area and further side store, early viewing is certainly advised.

Frontage

Covered frontage with a uPVC frame and polycarbonate roof. This could be altered to provide off road parking if required.

Shop

12'06" x 30'02"

Front double opening uPVC doors leading into the shop. Access to the:

Side Store

6'03" x 25'08"

With access to the rear courtyard and fitted with a uPVC door to front aspect and a bone bowl stainless steel sink with drainer and single hot and cold taps. The cupboard under the sink houses the electric water heater purely for the shop.

WC

3'02" x 3'06"

Fitted with a WC with cistern lever and corner hand wash basin with single tap.

Rear Courtyard

Rear paved courtyard area.

Tenure

Freehold.

Viewing arrangements

Viewing by appointment through Choice Properties on 01507 472016.

Opening hours

Monday to Friday 9.00 a.m to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

Making an offer

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

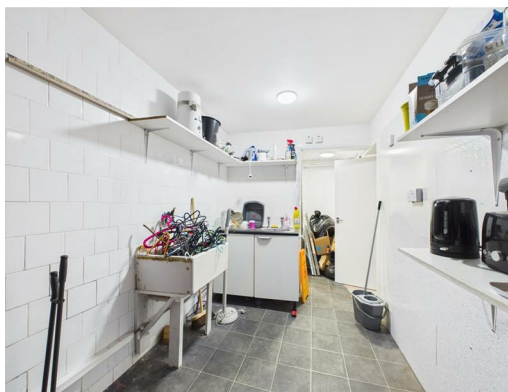
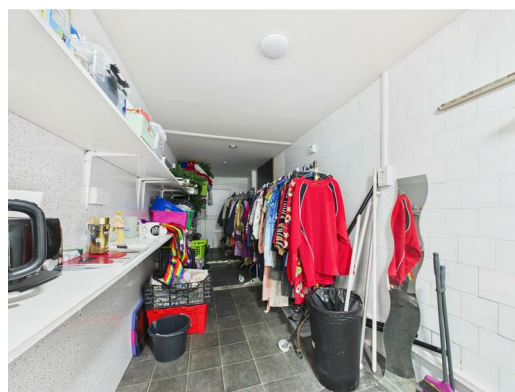
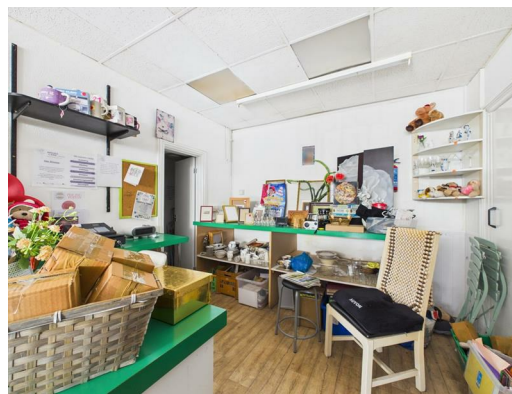
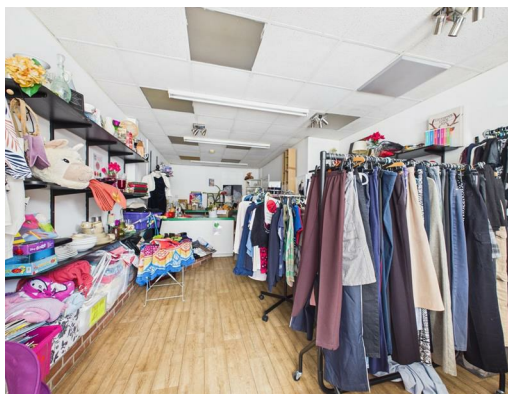
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Council tax band

Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band - Exempt (As a non-domestic property the property is liable for business rates).

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.





Approximate total area⁽¹⁾
535 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Directions

The property can be found next to our Mablethorpe office on Victoria Road Mablethorpe, LN12 2AF.

