



**22 Bridge Street,  
Saxilby, LN1 2PZ**

**Price £179,500**

## **Retail Premises with Self-Contained Upper Floor Apartment**

We are pleased to offer for sale this three-storey mid-terraced property, with ground floor accommodation most recently trading as a hairdressing salon and upper floor accommodation comprising a generously proportioned two bedroomed first and second floor apartment, with separate access to the rear. The property is offered for sale with VACANT POSSESSION and occupies a most attractive setting on the southern fringe of the village of Saxilby overlooking the Fossdyke Canal to the front, whilst to the rear, there is outdoor space providing two vehicle parking spaces if required.







#### LOCATION

Bridge Street is located on the southern fringe of Saxilby village, providing a link between High Street and Mill Lane, which is located close to the junction of the A57 Lincoln Road. The property has the most attractive outlook to the front overlooking the Fossdyke Canal. Saxilby village offers a wide range of local amenities including Schools, Shops, Public Houses and a Train Station providing regular connections to Lincoln and surrounding areas.

#### DESCRIPTION

We are pleased to offer for sale this three-storey mid-terraced property, with ground floor accommodation previously trading as a hairdressing salon and upper floor accommodation comprising a generously proportioned two bedroomed first and second floor apartment, with separate access to the rear. The property is offered for sale with VACANT POSSESSION and occupies a most attractive setting on the southern fringe of the village of Saxilby overlooking the Fossdyke Canal to the front, whilst to the rear, there is outdoor space providing two vehicle parking spaces if required.



## ACCOMMODATION

This briefly comprises;

### GROUND FLOOR RETAIL PREMISES

A large open-plan retail area - 4.1m (max) x 9.5m, with radiator, uPVC double glazed window and entrance door.

Staff Room/Store - 2.6m x 2.2m, with tiled flooring and radiator.

Kitchen - 2.2m x 2.6m, with stainless steel sink unit and central heating boiler.

Treatment Room - 2.1m x 3.1m, attractively presented with vinyl flooring, radiator and double glazed window overlooking the rear WC compartment.

WC Compartment - 1.5m x 2m, with radiator, uPVC double glazed window and disabled access WC facilities.

### SELF-CONTAINED APARTMENT

Separate ground floor access with stairwell leading to first floor landing area and stairs to upper floors.

Living Room - 4m x 4.3m, with radiator and uPVC double glazed window overlooking the Fossdyke Canal to the front.

Kitchen - 4m x 2.7m, fitted with a range of wall and base units and having two uPVC double glazed windows and wall mounted central heating boiler.

### Second Floor Stairs/Landing

Bedroom 1 (to Front) - 4m x 4.3m, with radiator and uPVC double glazed window overlooking the front.

Bedroom 2 (to rear) - 2m x 3m, with radiator and uPVC double glazed window.

Bathroom/WC - Fitted with a three piece bathroom suite finished in white and having a radiator.

### OUTSIDE

The property fronts onto the pavement. Bridge Street has street parking immediately outside the property and there is the added benefit of a block-paved shared driveway giving access to the rear of the property, where unsurfaced land provides for two vehicle parking spaces.

### SERVICES

Mains drainage, gas, electricity and water are connected. The ground floor retail premises and upper floor residential premises have separate electricity, gas and heating systems so they can be let independently.

EPC Rating – Commercial (C-57) Domestic (D-57)

### TENURE

Freehold.







## BUSINESS RATES

### Business Rates & Council Tax

The ground floor premises have a Rateable Value of £5,200.

Small Business Multiplier (2023/2024) 49.9p in the £.  
The property may qualify for small business rates relief.

It may be possible to obtain Small Business Rates Relief, depending on individual circumstances.

The residential accommodation above has a Council Tax Band of 'A'.

## VAT

VAT is not understood to be chargeable in addition to the purchase price.

## VIEWINGS

By prior appointment through Mundys.

### NOTE

1. None of these services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

### GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

