NEWTONFALLOWELL

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

Freehold

£150,000

Key Features

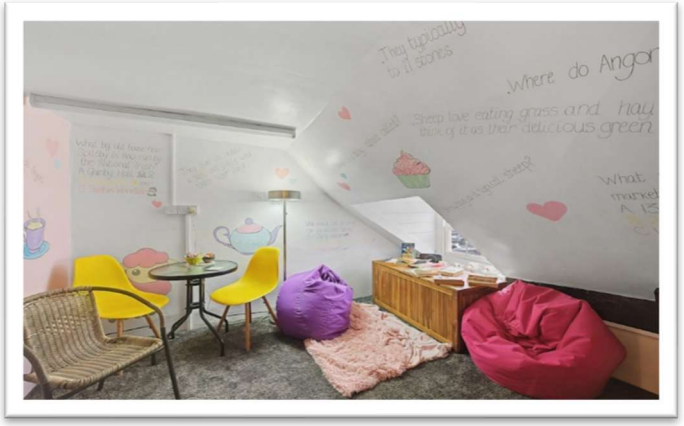
- Charming Grade II listed building
- BUSINESS NOT AFFECTED
- Currently run as a coffee lounge
- Two bedroom flat above
- Town centre location
- Flat EPC rating F

NEWTON FALLOWELL

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. BUSINESS NOT AFFECTED

NEWTON FALLOWELL



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.

BEDROOM ONE

3.35m x 3.23m (11'0" x 10'7")

Having window to side elevation and electric wall mounted heater.

BEDROOM TWO

3.38m x 3.28m (11'1" x 10'10")

Having window to side elevation and electric storage heater.

SHOWER ROOM

1.98m x 1.63m (6'6" x 5'4")

Having window to rear elevation, electric wall mounted heater and electric heated towel rail, electric shower, sink, WC and vinyl flooring.

AGENT'S NOTE

We are informed by the seller that the flat is currently let at £800 pcm and the shop is let at £550 pcm returning an annual yield of 11%.

Floorplan

SERVICES

The property has mains electricity, water and drainage.

LIFETIME LEGAL

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lifetime legal

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