

Willsons

13 & 13A, South Market Place, Alford

£135,000

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Willsons
SINCE 1842

13 & 13A, South Market Place, Alford, Lincolnshire, LN13 9AE

"AGENT'S COMMENTS"

This mixed use property consisting of well positioned shop with wide window frontage centrally located in the town market place of Alford along with a five bedroom residential property occupying the remaining ground floor and two floors above. Although in need to full renovation throughout, the property offers three reception rooms, kitchen and dining room along with bathroom and dressing room and a traditional below-ground cellar. With low maintenance rear courtyard garden providing a small area of west facing outside space, the property benefits from partial uPVC double glazing and the residential element offers 1570sqft of well proportioned living space, this is an opportunity to buy a piece of Lincolnshire history in a great central market town location.

LOCATION

Alford is a market town situated at the foot of the Lincolnshire Wolds, approximately 14 miles north-west of the seaside town of Skegness & 14 miles south of the market town of Louth. It has a wealth of amenities including doctor's surgery, dentists, a primary school & 2 secondary schools, one of which is a grammar school. There is a variety of shops both independent & national. Eateries include Pubs, Restaurants, Coffee shops & a variety of Takeaways. Alford has a thriving market with market days being on a Tuesday & Friday as well as periodic Craft Markets. There is a range of clubs & societies for various ages.







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Commercial Retail Space
16'4" x 13'5" (5.0m x 4.1m)
Retail space (circa 252 sqft) currently classified as a 'shop' with full span shop window located centrally in the market place of Alford, most recently used as an dog grooming parlour, with shop counter, raised bath with electric shower over and tiled surround, partially tiled flooring and walls, uPVC wall boarding, independent fuse box, vinyl flooring full span wooden shop window and wooden partially glazed front door and further wooden external door with obscure glazing and security bars to the side of the property.

Entrance Hallway
9'2" x 3'3" (2.8m x 1.0m)
Accessed from the rear of the property and via a wooden partially glazed external door into entrance hallway with central heating radiator, telephone point, intruder alarm, carpeted flooring and high level window with obscure glazing.

Ground Floor Living Room
14'1" x 13'5" (4.3m x 4.1m)
With central chimney breast wall with gas fire, hearth and mantle, carpeted flooring and uPVC double glazed window with views over the courtyard garden.

Kitchen
10'2" x 8'6" av. (3.1m x 2.6m av.)
With wall and base unit with stainless steel stink with individual taps, central heating radiator, vinyl flooring, uPVC double glazed window to the side of the property with obscure glazing and external wooden door.

Dining Room
10'9" x 8'10" av (3.3m x 2.7m av)
With a range of wall and base units, central heating radiator, central heating boiler presume to be defunct, partial chimney breast wall, carpeted flooring and uPVC double glazed window with views over the courtyard garden.

Cellar
The property has a traditional below ground cellar.

First Floor Landing
14'5" x 5'2" max (4.4m x 1.6m max)
With electric storage heater and carpeted flooring.

First Floor Sitting Room
16'8" x 15'8" into bay (5.1m x 4.8m into bay)
Central chimney breast wall with gas fire, hearth and mantle, electric storage heater, carpeted flooring, and full height wooden single glazed sash bay window to the front of the property with extended views over the central marketplace of Alford.

Bedroom One
13'9" x 10'9" (4.2m x 3.3m)
With chimney breast wall, electric storage heater, carpeted flooring and uPVC double glazed window with aspects over the rear courtyard garden.

Dressing Room
8'6" x 7'6" (2.6m x 2.3m)
Walk-through room to the bathroom with built-in airing cupboard housing immersion tank with fitted shelving above, loft access, carpeted flooring and uPVC double glazed window to the side of the property.

Bathroom
9'2" x 5'10" ave (2.8m x 1.8m ave)
With bath , wash basin, WC, central heating radiator, carpeted flooring and uPVC double glazed window to the side of the property.

Second Floor Landing
11'9" x 2'7" (3.6m x 0.8m)
With wooden floor boarding.

Bedroom Two
13'9" x 8'10" (4.2m x 2.7m)
With electric storage heater, carpeted flooring and wooden single glazed sash window with aspects to the front of the property.

Bedroom Three
13'9" x 7'6" ave (4.2m x 2.3m ave)
With narrow chimney breast wall, electric storage heater, single glazed wooden sash window and carpeted flooring.

Bedroom Four
10'9" x 5'10" x 8'10" (3.3m x 1.8m x 2.7m)
'L' shaped bedroom with small loft access, wooden single glazed sash window and carpeted flooring.

Bedroom Five
14'1" x 7'6" ave (4.3m x 2.3m ave)
With chimney breast wall, wooden single glazed sash window and floor boarding.

Rear Courtyard Garden
Low maintenance, west facing courtyard gardens set over two levels with raised brick borders, mature shrubs and plants, two areas of stone slab patio and boundaries of brick wall and partially open plan to the small roadway.

Additional Information
There is a pedestrian right of access over part of the courtyard to the west of the property front the roadway in favour of the adjacent property. Details are held on file by the agent.

Energy Performance Certificate
The property has an energy rating of 'F'. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 0533-3065-5208-0416-3200 for the residential element of the property.
The commercial unit has an energy rating of 'D'. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 9596-5914-7485-5151-3903

Local Authority Usage & Rateable Value
The property was formerly operated as a dog grooming parlour. The current rateable value (1 April 2026 to present) is £3,500. In its current guise, this property attracts 100% Small Business Rate Relief - https://www.tax.service.gov.uk/business-rates-find/valuations/start/138645253.

Local Authority
Council Tax Band 'C' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601 111.

Services
We understand that mains gas, electricity, water and drainage are connected to the property.

Tenure & Possession
The Freehold title includes all elements of the property and all elements will be provided with vacant possession upon completion.

Viewing - Alford
Viewing is strictly by appointment with the Alford office at the address shown below.

Directions
From the main A16 at Ulceby Cross, take the A1104 towards the town of Alford, travel through the town turning right onto the B1196 Willoughby Road. The property can be found on the left, immediately after the market place and in the centre of the town.
What3words///dragon.reporting.sporting







13 & 13a
South Market
Place
Alford
LN13 9AE



FLOOR PLAN INC CELLAR

TOTAL AREA: APPROX. 190.2 SQ. METRES (2047.7 SQ. FEET)

FLOORPLAN **Not to scale – For identification purposes only**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.





Viewing Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.