CHOICE PROPERTIES

Estate Agents

84-84A Seacroft Road, Mablethorpe, LN12 2DR

Offers In Excess Of £90,000

Choice Properties are delighted to bring to the market this exciting investment opportunity. This spacious shop unit benefits from two store rooms to the rear, wc, and is positioned ideally in the centre of town, with a public car park just behind. Early viewing is certainly advised!

21 Victoria Road, Mablethorpe, Lincolnshire, LN12 2AF
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Director: R.J. Houltby • Reg. No: 04839633 • Registered Office: 16 South Market Place, Alford, Lincolnshire, LN13 9AE

The Property Ombudsman
naea | propertymark PROTECTED

Commercial premises comprising:

Main Shop Unit
28'11 x 26'11
Front access glazed doors leading into the shop. Access to:

Store Room
14'4 x 12'0

Store Room
14'4 x 12'0
With uPVC rear access door, stainless steel sink unit and drainer with mixer tap.

WC
5'8 x 5'0
Fitted with a pedestal hand wash basin and wc.

Viewing Arrangements
By appointment through Choice Properties on 01507 472016.

Opening Hours
Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

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.

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.

CHARITY
SHOP

CHARITY
SHOP
OPEN

fire escape
keep clear

Floor 0

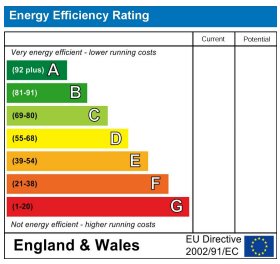
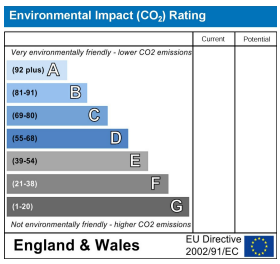
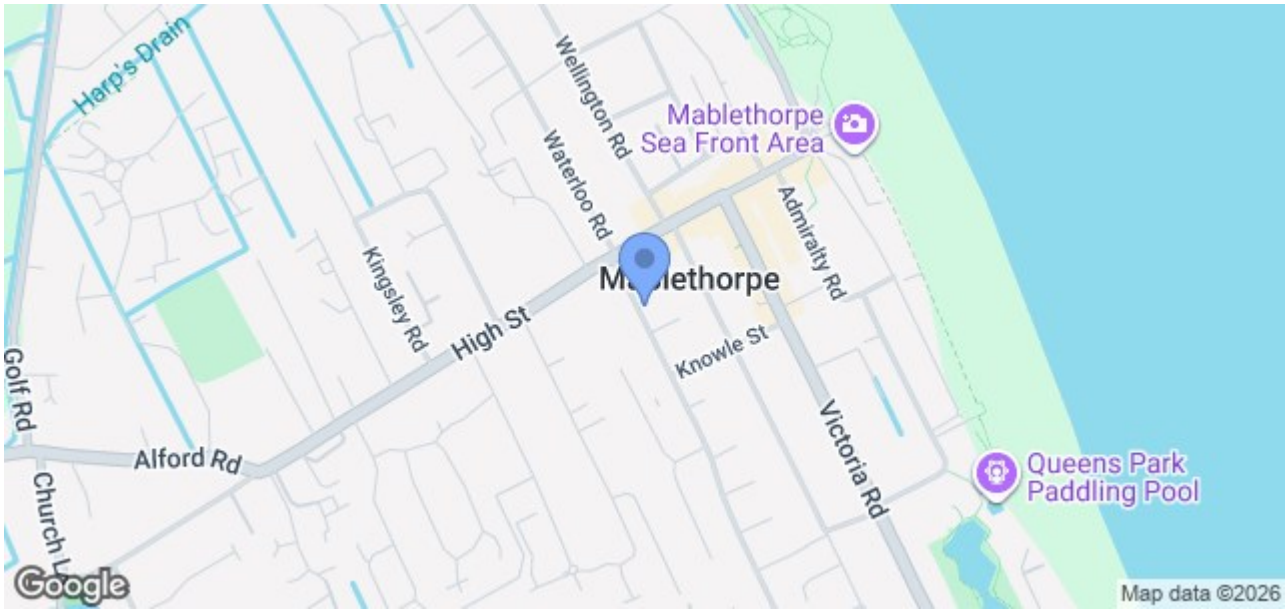
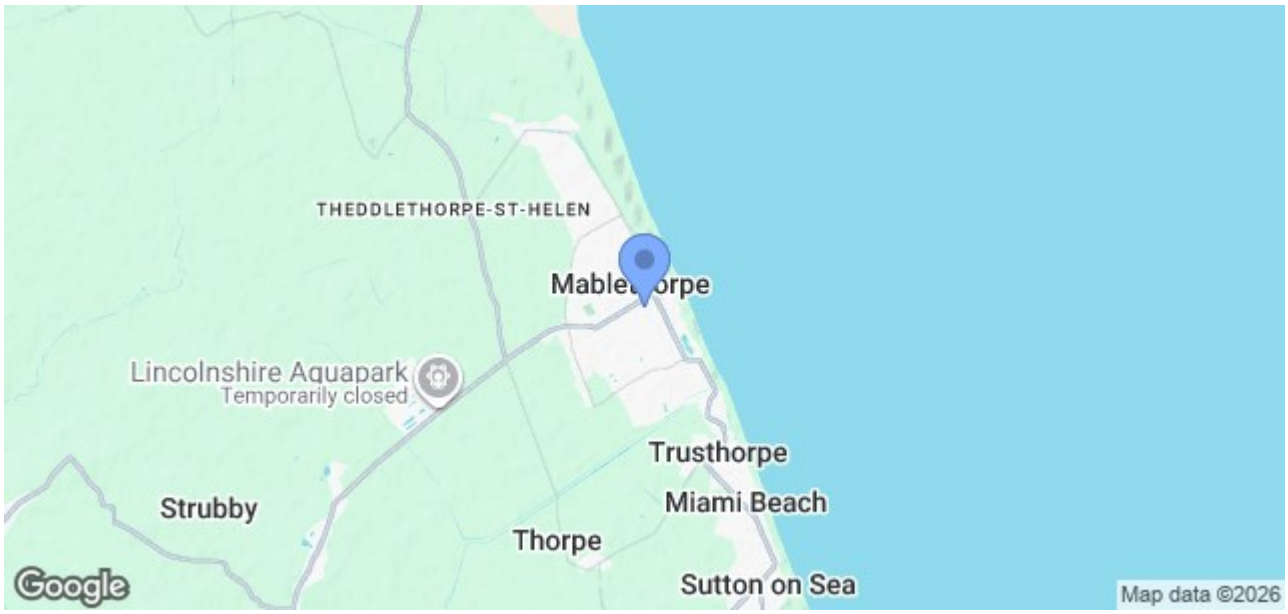
Approximate total area(1)

1132 ft^2

(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

Upon leaving our Mablethorpe office turn right on to Victoria Road, at the traffic lights turn left on to the High Street and then take your second left on to Seacroft Road.