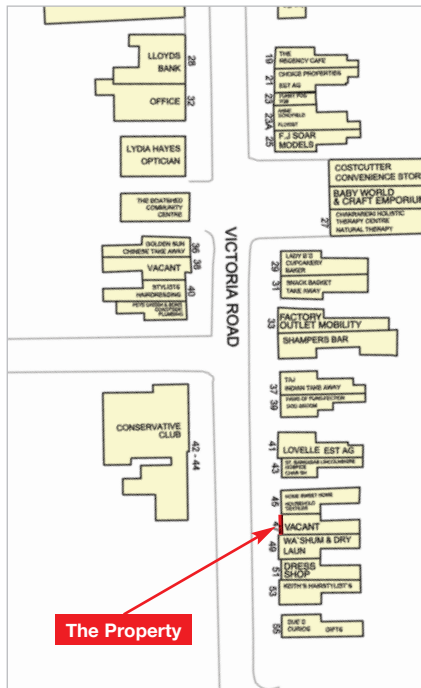


Mablethorpe
47 & 47A Victoria
Road
Lincolnshire
LN12 2AF

- Freehold Vacant Shop and Flat
 - Popular seaside town location close to Lloyds Bank
 - Includes a self-contained flat
 - May suit owner occupier or investor
 - No VAT applicable
 - Asset management opportunity
- Vacant**



Tenure
 Freehold.

Location
 Mablethorpe is a seaside resort town located on the Lincolnshire coast. Lincoln is some 43 miles to the west and Skegness is 17 miles to the south via the A52.
 The property is situated on the north-east side of Victoria Road, between its junctions with High Street and The Boulevard.
 Occupiers close by include Lloyds Bank, Costcutter and William Hill, amongst a range of local traders in a predominantly residential area.

Description
 The property is arranged on ground and one upper floor to provide a ground floor shop which previously traded as an optician, with a self-contained flat on the first floor, which is accessed via a door at the front.

The property provides the following accommodation and dimensions:
Ground Floor 56.80 sq m (611 sq ft)
First Floor Flat – 2 Rooms, Kitchen, Bathroom

NB. Not inspected by Allsop. Area from www.voa.gov.uk

Tenancy
 The property is to be offered VACANT.

VAT
 VAT is not applicable to this lot.

Documents
 The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate
 For EPC Rating please see website.

Viewings
 There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@allsop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 199 Mablethorpe**