

Lot 37, 41 & 41 A High Street, Mablethorpe, Lincolnshire LN12 1AX

For sale by Auction on 31/Mar/2022 (unless sold or withdrawn prior)



Prominent Freehold Town Centre Retail & Gym Investment

www.acuitus.co.uk

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Property Information

Prominent Freehold Town Centre Retail & Gym Investment

- Prominent Freehold Town Centre Location
- Comprises Retail, Gym & a Barclays ATM
- Opposite a Pedestrianised Crossing
- Occupiers close by include Heron, Greggs, Cooplands and Co-op
- VAT-free investment

Lot
37

Auction
31/Mar/2022

Rent
£22,250 per Annum

Status
Available

Sector
High Street Retail

Auction Venue
Live Streamed Auction

Location

Miles
20 miles north of Skegness, 10 miles east of Louth and 43 miles east of Lincoln

Roads
A16, A52, A158

Air
Humberside Airport

Situation

Mablethorpe is a seaside town on the Lincolnshire coast, located 20 miles north of Skegness, 10 miles east of Louth and 43 miles east of Lincoln. The property is situated on the southern side of the High Street in between Seacroft Road and George Street. Nearby occupiers include Heron frozen foods, Greggs, Cooplands The Original Factory Shop and The Co-op

Tenure

Freehold.

Description

The property comprises a ground floor shop with ATM and a self contained gym at first floor. The gym is accessed via the High Street.

VAT

VAT is not applicable to this lot.

Completion Period

6 week completion

EPC

See Legal Pack at www.acuitus.co.uk

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)
Ground	Retail	243.48 sq m	(2,620 sq ft)	KIDz2911 (Children's Charity)	3 years from 6/12/2021	£12,000	(05/12/2024)
First	Gym	92.60 sq m	(996 sq ft)	INDIVIDUAL (Gym)	4 years from 21/09/2021	£5,000	(20/09/2025)
Ground	Cash Machine/ATM	-	-	BARCLAYS BANK PLC	Term of years expiring 15/07/2030 (1)	£5,250	16/07/2025 RPI linked rent review, collared at 1% pa & capped at 2%. (15/07/2030)
Total		336.08 sq m	(3,616 sq ft)			£22,250	

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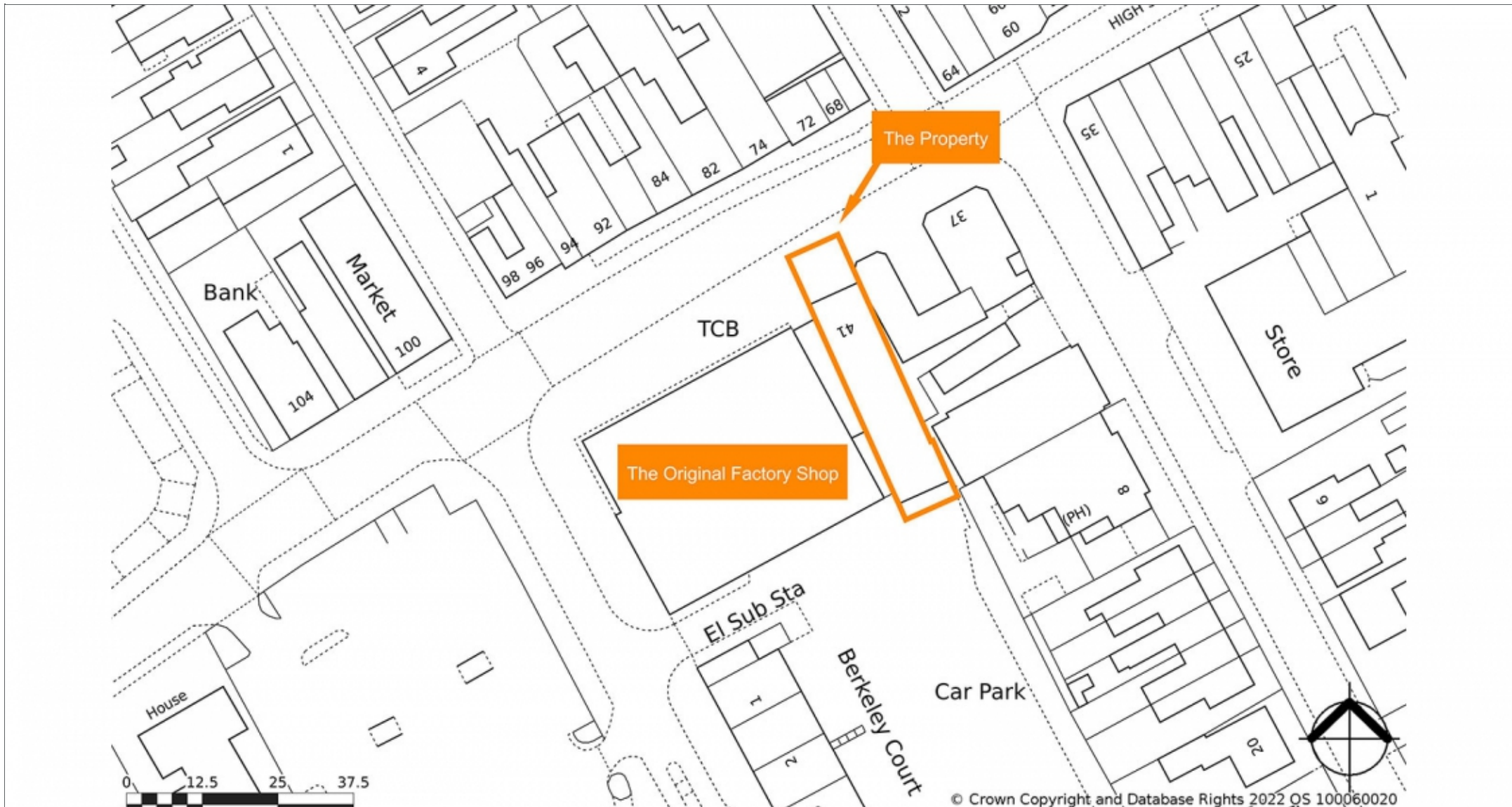
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September 2020