

10 Market Place,
Caistor, LN7 6TW

FOR SALE

Retail property in popular market
town location

Extending to approximately
58.7 sq m (633 sq ft) overall

Comprising ground floor retail area
with ancillary accommodation over
remaining floors

Car parking nearby

Nearby occupiers include Boots,
Co-operative and local retailers

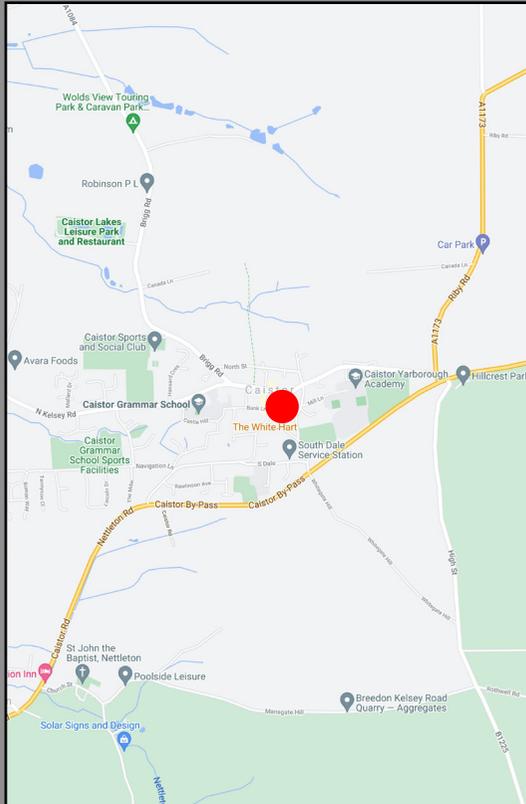
Guide Price £115,000

Scotts
01472 267000



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www.scotts-property.co.uk

LOCATION/DESCRIPTION

Caistor is a small market town situated within the West Lindsey district of Lincolnshire, forming part of the Lincolnshire Wolds Area of Natural Beauty and has a resident population of approximately 2,500 (Source: Census 2011).

The property is situated within the heart of Caistor, occupying a prominent position on the eastern side Market Place and access into the town is provided primarily via the A46, which provides a direct route between Grimsby and Lincoln.

The property comprises a retail premises which was formerly used as a newsagent, constructed in the late-17th/early-18th Century, directly facing Market Place. The ground floor comprises a retail area with ancillary and storage accommodation over the first and second floors.

ACCOMMODATION

Ground Floor Retail	23.1 sq m	(249 sq ft)
First Floor Storage	15.2 sq m	(164 sq ft)
Second Floor Storage/Ancillary	20.4 sq m	(220 sq ft)

DISPOSAL TERMS

The premises are offered For Sale at a guide price of £115,000.

RATEABLE VALUE

The new occupier will be responsible for the payment of Business Rates at the property. The premises are listed within the Rating List as 'Shop & Premises' with a Rateable Value of £4,500 (Source VOA website), although the premises will require reassessment should a change of use take place.

The new occupier may be eligible for Small Business Rates Relief but should make contact with West Lindsey District Council for confirmation.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred together with any Stamp Duty Land Tax that may be payable.

ENERGY PERFORMANCE RATING: C (70)

FURTHER INFORMATION AND TO VIEW

Contact Lawrence Brown lawrence@scotts-property.co.uk 07710 312712 or Kerry Burnett-Cox kerry@scotts-property.co.uk 07749 725316

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