



SITUATION

Occupying a prominent trading position close to the junction with Tattershall Road, near to an **Age UK, Budgens Supermarket** and a host of specialist traders. Woodhall Spa is an attractive resort village located 15 miles east of Lincoln and is well known for its National Golf centre and Golf Academy.

PROPERTY

A terraced building comprising a **Ground Floor Shop** with separate side access to a **Self-Contained Flat** on the first and second floors. In addition, the property benefits from a rear yard.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 28'1" Internal Width 26'5" Shop Depth 46'4" Built Depth 62'2" Sales Area Approx 895 sq ft Office/Store Approx 345 sq ft Total Area Approx 1,240 sq ft External WC	Martin McColl Limited (having approx 1,300 branches) (T/O for Y/E 27/11/11) £380.5m, Pre-Tax Profit £18.1m and Net Worth £100.7m)	15 years from 21st March 2005	£12,500	FRI Rent Reviews 2010 (Outstanding - Landlord quoted £21,500 p.a. and Tenant has requested a nil increase) and 2015
First & Second Floor Flat	Not Inspected	Individual	125 years from 21st March 2005	£25	FRI
TOTAL				£12,525	

£12,525 per annum

The Surveyors dealing with this property are **NICHOLAS BORD** and **SOPHIE TAYLOR**

VENDOR'S SOLICITORS

Oxley & Coward - Tel: 01709 510 999
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts