



SITUATION

Located close to the junction with George Street in the heart of the town centre adjacent to **The Original Factory Shop** and amongst such multiples as **Greggs, Heron Foods, Shoezone, Card Factory, Boots, Co-Operative Food** and a host of local retailers.

Mablethorpe is a popular seaside town and tourist resort located approximately 33 miles east of Lincoln and 27 miles north of Boston.

PROPERTY

A predominantly detached building comprising a **116' Deep Former Bank** on the ground floor with separate front access to **Office/ Ancillary Accommodation** on the first floor.

In addition, the property includes separate front access to an **ATM Cash Machine & Room** plus a **870 sq ft Front Forecourt**.

VAT is NOT applicable to this Lot

FREEHOLD

PLANNING

Planning Permission (lapsed) was granted on 29th April 2016 by East Lindsey District Council for 'Change of use and conversion of existing first floor gym currently used under Class D.... to provide 2 no. flats'. Ref: N/110/00420/16.

Plans for the 2 x 1 Bed Flats and documentation available from Auctioneers.

There may be potential under Permitted Development to convert the property to residential or other uses, subject to obtaining the necessary consent.



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Vacant Bank & 1st Floor with Development Potential plus £5,250 p.a.

The Surveyors dealing with this property are
John Barnett and Elliott Greene

The successful Buyer will be liable to pay the Auctioneers an administration fee of £850 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

Vendor's Solicitors

Rooks Rider Solicitors LLP
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TENANCIES & ACCOMMODATION

Property	Accommodation		Lessee & Trade	Term	Ann. Excl. Rental	Remarks
ATM Cash Machine	ATM Room Area Approx. 75 sq ft		Barclays Bank UK Plc	10 years from completion	£5,250	ATM Agreement. Rent Payable annually in Advance. Rent Review 2025 linked to RPI. Tenant's Break at the end of the fifth year.
Ground Floor Banking Hall & Front Forecourt	Gross Frontage	30'0"	VACANT			
	Internal Width	28'0"				
	Built Depth	116'5"				
	GIA Approx. 3,050 sq ft incl. Strong Room, 2 WCs Plus Forecourt Area Approx. 870 sq ft					
First Floor Office/Ancillary Accommodation	GIA Approx. 1,328 sq ft 2 WCs		VACANT (See Planning)			
					Total: £5,250 Plus Vacant Bank & 1st Floor with Development Potential	