

Tattershall – 11/11A/11B/11C Market Place, Lincolnshire LN4 4LQ
Freehold Takeaway & Residential Investment



BLUE ALPINE

PROPERTY CONSULTANTS



Tattershall – 11/11A/11B/11C Market Place, Lincolnshire LN4 4LQ

Freehold Takeaway & Residential Investment



Investment Consideration:

- Purchase Price: £725,000
- Gross Initial Yield: 7.09%
- Rental Income: £51,400 p.a.
- VAT is applicable to this property
- Commercial premises let until February 2034. No breaks. Rent review in 2029
- Comprises ground floor takeaway premises t/a Domino`s Pizza and 3 residential dwellings
- Residential units include 1 x 1-bed, 1 x 2-bed flats and a 3-bed three-storey townhouse
- Occupiers nearby including Co-Op Food, Age UK, Public House, Barber Shop and others.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 11 (Ground Floor)	Ground Floor Takeaway: 112 sq m (1,205 sq ft) Open plan seating, kitchen, office, storage, customer and staff wc`s	DP Realty Limited	10 Years from 2 February 2024	£25,000	Note 1: FRI Note 2: Rent review on 02.02.29 open market upward only Note 3: No breaks
No. 11A (First Floor Front)	Residential Flat: 70 sq m (753 sq ft) 2 bedrooms, kitchen/living room, bathroom	Individual	Monthly rolling	£9,000	Note 1: Periodic tenancy Note 2: Deposit held of £865.39
No. 11B (First Floor Rear)	Residential Flat: 50 sq m (538 sq ft) 1 bedrooms, kitchen/living room, bathroom	Individual	Monthly rolling	£7,800	Note 1: Periodic tenancy Note 2: Deposit held of £750
No. 11C (Ground, First & Second Floor)	Town House: 100 sq m (1,076 sq ft) 3 bedrooms, kitchen/living room, 2 bathrooms	Individual	Monthly rolling	£9,600	Note 1: Periodic tenancy Note 2: Deposit held of £923
Total				£51,400	

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Property Description:

The property comprises large ground floor takeaway premises t/a Domino's Pizza and 3 residential dwellings (1 x 1-Bed, 1 x 2-Bed Flats and a 3-Bed Townhouse). The property benefits from communal yard at rear and customer seating at front, providing the following accommodation and dimensions:

Ground Floor Takeaway: 112 sq m (1,205 sq ft)

Open plan seating, kitchen, office, storage, customer and staff wc's

Flat 11A: 70 sq m (753 sq ft)

2 bedrooms, kitchen/living room, bathroom

Flat 11B: 50 sq m (538 sq ft)

1 bedrooms, kitchen/living room, bathroom

House 11C: 100 sq m (1,076 sq ft)

3 bedrooms, kitchen/living room, 2 bathrooms

Total Commercial GIA: 112 sq m (1,205 sq ft)

Total Residential GIA: 220 sq m (2,376 sq ft)



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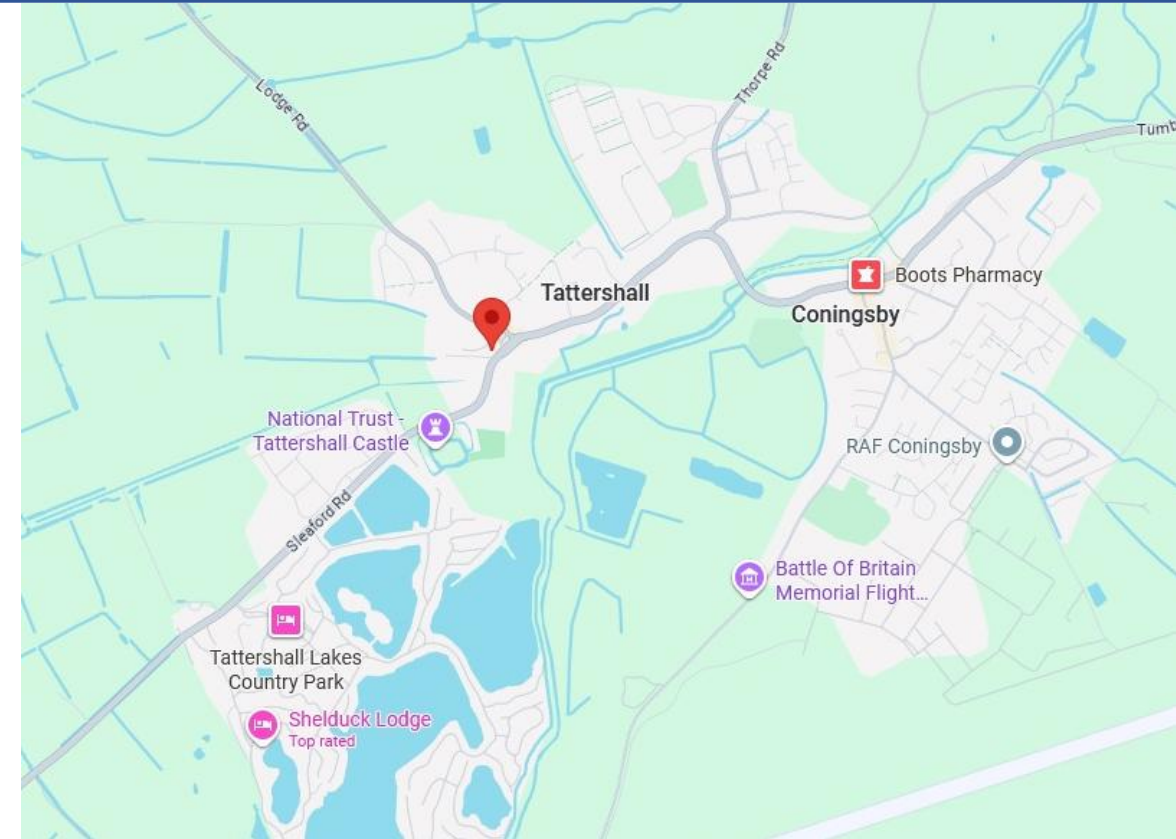
Tenancy:

The ground floor takeaway is at present let to DP Realty Limited for a term of 10 Years from 2nd February 2024 at a current rent of £25,000 per annum and the lease contains full repairing and insuring covenants. Rent review on 02.02.29 open market upward only. No breaks.

Flat 11A is at present on a Periodic Tenancy to an Individual at a current rent of £9,000 p.a. Deposit held of £865.39.

Flat 11B is at present on a Periodic Tenancy to an Individual at a current rent of £7,800 p.a. Deposit held of £750.

House 11A is at present on a Periodic Tenancy to an Individual at a current rent of £9,600 p.a. Deposit held of £923.



Location:

Tattershall is a village and civil parish in the East Lindsey district of Lincolnshire. It is situated on the A153 Horncastle to Sleaford road. The property is situated in the heart of the village, with occupiers nearby including Co-Op Food, Age UK, Public House and others.

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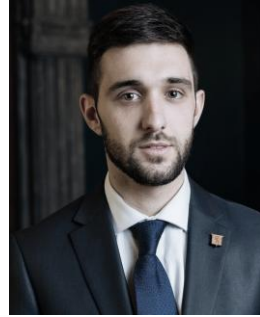
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Contacts:

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