

Alford - 14a Market Place, Lincolnshire LN13 9EB  
Freehold Retail & Residential Investment



**BLUE ALPINE**

PROPERTY CONSULTANTS



# Alford - 14a Market Place, Lincolnshire LN13 9EB

## Freehold Retail & Residential Investment



### Investment Consideration:

- Purchase Price: £150,000
- Gross Initial Yield: 9.07%
- Rental Income: £13,600 p.a.
- VAT is applicable to this property
- Comprises ground floor shop and self-contained residential flat at first floor
- The residential accommodation is accessed from the left side of the retail unit
- Occupiers close by include Post Office and Co-op Food, amongst others



### Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
<b>No. 14a (Ground Floor)</b>	Retail Shop: 95 sq m (1,022 sq ft) Open plan retail, store, office, wc	CCS-Clifford Contract Services Limited	5 Years from 30 April 2024	£7,000	Note 1: IRI Note 2: No breaks
<b>No.14a (First Floor)</b>	Residential Flat: 42 sq m (452 sq ft) 2 Bedrooms, kitchen, living room, bathroom	Individual	12 Months from 8 November 2025	£6,600	Note 1: AST Note 2: Deposit held of £545 Note 3: Tenant option to determine at any time after 6 months with min 2 months notice
<b>Total</b>				<b>£13,600</b>	

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### Property Description:

Comprises large ground floor retail premises with self-contained residential flat at first floor, providing the following accommodation and dimensions:

Ground Floor Shop: 95 sq m (1,022 sq ft)

Open plan retail, store, office, wc

First Floor Flat: 42 sq m (452 sq ft)

2 Bedrooms, kitchen, living room, bathroom

**Total area size: 137 sq m (1,474 sq ft)**

### Tenancy:

The retail shop is at present let to CCS-Clifford Contract Services Limited for a term of 5 years from 30<sup>th</sup> April 2024 at a current rent of £7,000 p.a. and the lease contains internal repairing and insuring covenants.

The residential flat is at present let on AST to an Individual for a term of 12 months from 8<sup>th</sup> November 2025 at a current rent of £6,600 p.a. Deposit held of £545. Tenant option to determine at any time after 6 months with min 2 months notice.



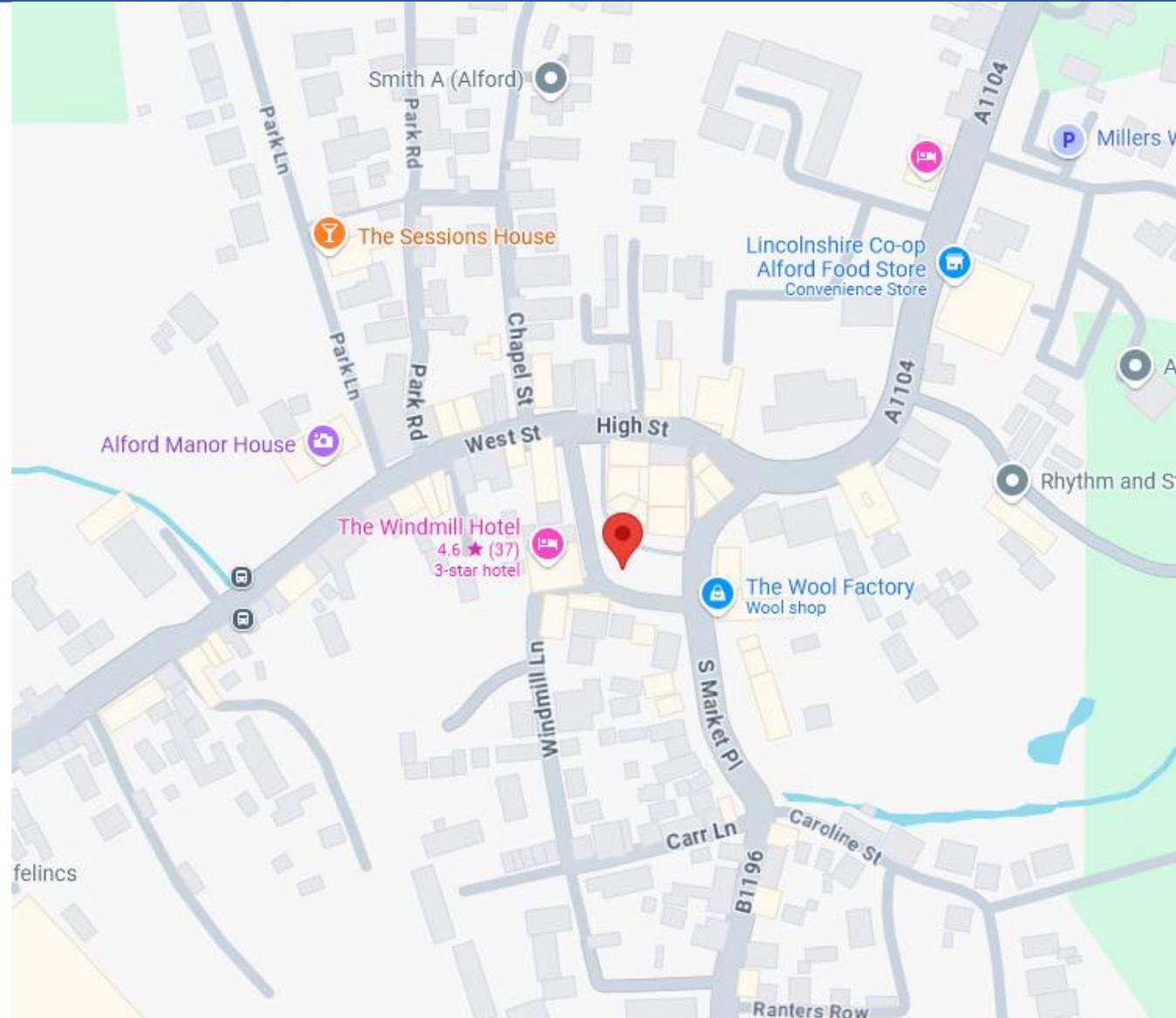
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### Location:

Alford is a market town in the East Lindsey district of Lincolnshire, situated on the edge of the Lincolnshire Wolds between Mablethorpe, Louth, Spilsby and Skegness and acts as a local retail centre. The town lies on the A1104 some 7 miles south of Mablethorpe and 30 miles east of Lincoln, and benefits from easy access to the A16 and the A158. The property is situated in the heart of town on the west side of Market Place, close to its junction with West Street (A110), opposite public car parking. Occupiers close by include The Post Office, and Co-op Food Store, amongst many other local businesses.



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### Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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# BLUE ALPINE

PROPERTY CONSULTANTS

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