



**Retail in LN12**

Victoria Road, Mablethorpe, Lincolnshire,  
LN12 2AJ

**£180,000** Starting Bid

Tenure

**Freehold**

**Property features**

- ✓ Commercial premises and TWO self contained flats
- ✓ Garage and Rear store
- ✓ Flats and Shop tenanted
- ✓ Two bedroom ground floor flat
- ✓ Five bedroom first floor and second floor flat

## Arrange a viewing

Lisa Neil  
Branch Manager  
Commercial National

0191 737 1154  
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

\*\*Being Sold via Secure Sale online bidding. Terms & Conditions apply.\*\*

We are pleased to offer for sale a fantastic investment opportunity, comprising of TWO flats, A Ground Flat A x 2 Bedrooms, First and Second Floor Flat B x 5 Bedrooms, plus ongoing business premises in double shop, Plus Garage and rear Lockup Unit. Being located on Victoria Road, Mablethorpe a stones throw away from the beach and within walking distance of the town centre. Currently being sold with tenants in situ.

The property comprises of a ground floor two-bedroom flat, a five-bedroom first floor flat, and commercial shop premises, also having a rear store and garage, which all have Assured Shorthold tenancies in place.

Flat One-

Entrance Hall -12.4 x 2.6 (3.77 x 0.78)

Entering through a half glazed Upvc door into the inner hall giving access to all rooms, ceiling light.

Lounge – 11.10 x 13.5 (3.61 x 4.10)

Having a Upvc window to the rear elevation, tv point, open into the kitchen.

Kitchen – 8.3 x 8.9 (2.52 x 2.68)

Having a Upvc window to the side elevation, half glazed Upvc door to the side elevation, wall and base units with work surface over, single drainer sink, open access leading to a further inner hall to the bathroom and utility area.

- Bedroom One – 15.6 x 10.0 (4.73 x 3.05)

Having a box bay window to the front elevation, radiator, ceiling light.

- Bedroom Two/Study – 10.8 x 5.6 (3.26 x 1.70)

ceiling light, radiator.

Bathroom – 8.7 x 5.7 (2.63 x 1.71)

Having a panelled bath, WC and pedestal wash hand basin, Upvc window to the side elevation, part tiled walls.

Rear Courtyard Garden

Being fully enclosed with patio slabs, there is gated access leading to an attached garage and outbuilding but the current tenant doesn't have access to these.

Flat Two-

Stairs to Entrance

Entering via a half glazed Upvc door to the front elevation, fire alarm system, electric meters for both flats, stairs

leading upto the flat with fire door entrance into the inner hall, giving access to all rooms with a further flight of stairs to the top floor bedrooms.

Lounge – 15.5 x 13.1 (4.71 x 4.01)

Upvc window to the front elevation, feature fire place, good size room, light and TV point.

Kitchen – 12.7 x 12.10 (3.84 x 3.93)

Having a good range of wall and base units with work surface over, Upvc window to the front elevation, single drainer sink, space for electric cooker, combination boiler.

- Bedroom One – 12.2 x 8.4 (3.72 x 2.56)

Having a Upvc window to the rear elevation, central heating radiator, ceiling light good size double room.

- Bedroom Two – 10.2 x 13.1 (3.12 x 4.00)

Upvc window to the side elevation, good size double room, tv point and ceiling light.

Bathroom – 6.9 x 10.3 (2.06 x 3.14)

Comprising of panelled bath, pedestal wash hand basin and WC, Window to rear elevation.

Stairs to Second Floor -

Fire door access with stairs leading to further bedrooms.

- Bedroom Three – 14.2 x 12.9 (4.33 x 3.89)

Good size double bedroom, window to the front elevation, radiator and ceiling light.

- Bedroom Four – 15.4 x 7.9 (4.68 x 2.38)

window to the rear elevation, great size double bedroom, radiator and ceiling light.

- Bedroom Five – 10.2 x 9.9 (3.12 x 2.99)

smallest of the bedrooms but good size single/ small double, having a window to the rear elevation, ceiling light and TV point.

Commercial Premises -

- Retail Shop – 25.8 x 12.10 (7.84 x 3.93) extending to 12.7 x 10.7 (3.85 x 3.24) and

further 16.11 x 19.3 (5.16 x 5.87)

being fully open plan with wrap round windows to the front and side elevation, half glazed entrance door, to the far side elevation is a further window and door, this shop could be easily split into two shops with separate entrances, there is a office space in the front part of the shop along with wash hand basin – office measures 6.7

x 4.10 (2.02 x 1.49).

Garage – 24.0 x 8.4 (7.33 x 2.56)

The garage has an up and over door to the side elevation and being a good size, has power and lighting, rear pedestrian door to the rear side elevation into a enclosed alleyway.

Rear Store

Being brick built, with door to side elevation, attached to the utility area in ground floor flat, with planning could potentially extend to extra room for ground floor flat

Price: Starting Bid £180,000

Property Type: Retail

Business Type: Other/Unspecified

Parking: None

## Description

A fantastic investment opportunity, comprising of TWO flats, A Ground Flat A x 2 Bedrooms, First and Second Floor Flat B x 5 Bedrooms, plus ongoing business premises in double shop, Plus Garage and rear Lockup Unit.



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## Location

Being located on Victoria Road, Mablethorpe a stones throw away from the beach and within walking distance of the town centre



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## Tenure

Freehold- Title number: LL354790



## EPC

Ratings - C, C & D



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## Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing subject property, this is to be done strictly by appointment.



Victoria Road, Mablethorpe, Lincolnshire, LN12 2AJ

Contact your local branch today for more information on this property:

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