


Pygott & Crone

# 78a, High Street

Wainfleet, Skegness, Lincolnshire, PE24 4BH

£170,000

# Details

- For Sale
- Shop available and To Let
- Mixed commercial residential
- Ground Floor shop
- First Floor 2 bed flat
- Basement
- Flat let
- EPC - C














# Location

# Overview

An excellent opportunity to purchase this prime retail and commercial property situated within the centre of the village close to the market place. The property comprises ground floor retail and former hair salon with first floor 2 bedroom flat with lounge and dining room. The property has a basement and outside garage.





Location
The property fronts onto the high street and is within the town centre in a mixed commercial and residential area close to the marketplace. Wainfleet All Saints is an ancient port, market town and civil parish on the east coast of Lincolnshire, on the A52 road 5 miles (8 km) south-west of Skegness and 14 miles (23 km) north-east of Boston. It stands on two small rivers, the Steeping and Limb (or Lymn), that form Wainfleet Haven. The town is close to the Lincolnshire Wolds. The village of Wainfleet St Mary is to the south. In 2011 the parish had a population of 1604

ACCOMMODATION
The property is arranged over 2 floors and comprises

Basement 132 sqft (12.2 sqm)

Retail shop 434 sqft (40.3 sqm) with wc

First Floor Flat 395 sqft (36.6 sqm) 2 bedrooms, lounge, kitchen and bathroom

Garage 168 sqft (15.6 sqm)





PLANNING
The property has an established use as a retail shop and first floor flat

SERVICES
Mains electricity, water and drainage are connected to the property

TENURE
The property is offered for sale freehold subject to a vacant retail shop and tenanted first floor flat paying £500 pcm however the flat becomes vacant end of march 2026

RATEABLE VALUE
The shop has a rateable value of £5200 and the flat has a council tax band of A

CEPC
The property has a CEPC rating of C

LEGAL COSTS
Each party are responsible for their own legal costs






VAT
The price is exclusive of VAT if applicable

LOCAL AUTHORITY
East Lindsey District Council

The Hub

Mareham Road

Horncastle

Lincolnshire

LN9 6PH

Tel 01507 601111

VIEWINGS
Contact Pygott & Crone Commercial

36a Silver Street

Lincoln

LN2 1EW

Tel 01522 536777



**78a, High Street, Wainfleet**
is marketed through our Commercial office

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36a Silver Street, Lincoln, LN2 1EW

0330 128 0939