

## LOT 111

Double fronted former shop in popular village with planning permission for two bedroom ground floor flat

73-73a High Street, Gosberton, Spalding,  
Lincolnshire PE11 4NJ

### ACCOMMODATION:

**Ground floor:** Floor area measures approx. 46'1" x 18'1".

**FEATURES:** Former double fronted shop in popular village of Gosberton with planning permission ref: H08/0764/03 for change of use to two bedroom ground floor.

**NB:** The property includes the freehold to the first floor flat i.e. 73 High Street, Gosberton is currently let on a separate lease and term.

**TENURE:** Part Freehold and Part Leasehold.

**VENDOR'S SOLICITORS:** Peter Brown & Co, First Floor, Cromer House, 19 Station Road, New Barnet, Herts EN5 1QJ, tel: 020 8447 3277.

**VIEWING:** By arrangement with the Joint Auctioneers: William H Brown, 18-19 Sheep Market, Spalding, Lincolnshire PE11 1BG, tel: 01775 711711.



**Guide Price - £60,000+**

**PLEASE REFER TO THE GENERAL CONDITIONS OF SALE APPLICABLE TO THIS LOT**