

EST 1770



Longstaff^{COM}

SPALDING COMMERCIAL: 01775 765536 www.longstaff.com



14 Market Place, Spalding, Lincolnshire, PE11 1SL

Offers sought in the Region of £275,000 plus VAT

- Prime Retail Location with vacant possession
 - Grade II Listed Building
- Property provides accommodation on Ground, First and Second Floors, with Secondary rear building
- Potential for conversion of upper floors and rear to Residential Use

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



LOCATION

The property occupies a prime retail location in Spalding town centre adjacent to Costa Coffee. Other multiple retailers in the immediate vicinity include New Look, Greggs, Lloyds Bank, WHSmith and Specsavers.

REDEVELOPMENT POTENTIAL

The property has previously been used as a shop at ground floor, and ancillary staff and storage at ground and first floors in the rear building. The first and second floors in the front part of the property have been un-used for some years.

The building has potential for conversion of the upper floors to residential use. Interested parties are advised to make their own enquiries as to what planning permission may be required via South Holland District Council Planning Department on 01775 761161.

Parties undertaking viewings do so at their own risk. Floors are uneven and there has been some damage in the property, resulting in the need for great care to be taken when walking around the property.

PLANNING

The property is in the Spalding Conservation Area and is Grade II Listed.

ACCOMMODATION

The front part of the property provides accommodation on the ground, first and second floors with the following approximate dimensions and areas:-

Gross Frontage: 25'3 (7.70 m)

Internal Width: 20'1 (6.12 m)

Shop Depth: 52'1 (15.87 m)

The rear building has useable ground and first floors areas.

OVERALL ACCOMMODATION AREAS

Ground Floor: Sales 1,055 sq. ft (98.01m²). Rear Storage 526 sq. ft (48.86m²).

First Floor: Front 845 sq. ft (78.50m²). Rear 579 sq. ft (53.79m²).

Second Floor: Storage 841 sq. ft (78.13m²).

The property has an enclosed rear yard, and pedestrian footpath from this to Abbey Path. There is no rear parking or vehicular access to the rear of the property.

TERMS The property is available for sale freehold with vacant possession.

RATEABLE VALUE We understand from the Valuation Office Agency website that the property has a rating assessment of £26,750 with effect from 1 April 2017. Interested parties are advised to make their own enquiries by contacting South Holland District Council on 01775 761161.

LEGAL COSTS Each party will be responsible for their own legal costs.

VIEWING Strictly by appointment only.



TENURE Freehold

SERVICES Mains water, electricity and drainage.

LOCAL AUTHORITIES

South Holland District Council
Priory Road
Spalding
PE11 2XE
CALL 01775 761161

Anglian Water Customer Services
PO Box 10642, Harlow, Essex, CM20 9HA
CALL 01522 919155

Lincolnshire County Council
County Offices, Newland, Lincoln, LN1 1YL
CALL 01522 552222

PARTICULARS CONTENT

We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

APPARATUS AND SERVICES

The apparatus and services in this property have not been tested by the agents and we cannot guarantee they are in working order. Buyers are advised to check the availability of these with their solid tor or surveyor.

Ref: S10769

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

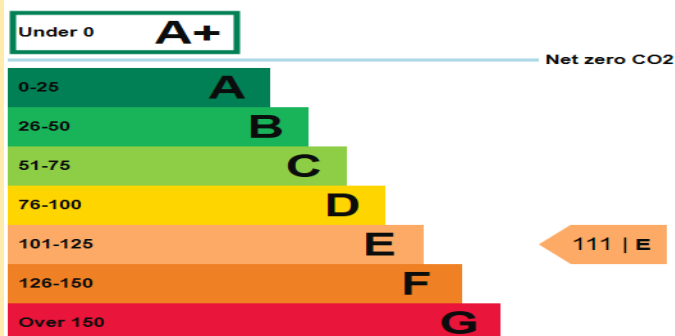
JOINT AGENT

Francis Darrah
Francis Darrah Chartered Surveyors
2 Redwell Street, Norwich NR2 4SN
Tel: 01603 666630



Energy efficiency rating for this property

This property's current energy rating is E.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO₂) your property is likely to emit.