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SPALDING COMMERCIAL: 01775 765536 www.longstaff.com



The Grange, 8 Pinchbeck Road, Spalding, Lincolnshire PE11 1QD

FOR SALE - £250,000 Subject To Contract

- Grade II* Listed Georgian Type Property Last Used as Professional Offices
- Close to Centre of Spalding
- Approximate gross internal floor area 545 m² (5862 sq.ft.)
- Approximate Site Area 0.25 acres – Subject to Survey
- Requires extensive refurbishment
- Includes a number of fine Architectural Features
- Car Park Opportunity to Rear

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

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

GENERAL DESCRIPTION

The Grange, 8 Pinchbeck Road, Spalding presents a useful opportunity to acquire a substantial period property close to the town centre of Spalding.

The accommodation which is set out on ground and first floor also has a basement/cellar and a small amount of second floor storage accommodation. To the rear and attached is a Victorian conservatory which is in a state of dilapidation and requires extensive renovation. The building will also benefit from a programme of refurbishment having remained vacant for some years.

It has the benefit of vehicular and pedestrian access over the adjoining property (10 Pinchbeck Road) through double wooden gates to the rear garden/car park area.

It is Listed Grade II * and the mature evergreen oak tree on the north side of the building is also subject to a Tree Preservation Order.

Historical Note and Use – the building was originally and for many years used as a private residence for notable Spalding families and in more recent times was used for Religious purposes for the Assemblies of God and most recently, by a local firm of Solicitors for professional offices. There is a Restrictive Covenant concerning the use of the property. Please enquire for further information.

TENURE

The property is offered for sale with the benefit of Freehold tenure.

POSSESSION

Vacant possession will be available upon completion.

SERVICES

All mains services are believed to be connected. Gas fired central heating. However, none of the services and heating system has been checked, any interested parties are recommended to investigate the availability and cost of providing such services as they require together with the testing of any services or heating systems. No warranty whatsoever is given with regard to services and heating.

VIEWINGS

Strictly by prior appointment with the Vendor's Agents. Please contact the Commercial Department of R Longstaff & Co. Telephone number 01775 765536 or via email at commercial@longstaff.com.

LOCAL AUTHORITIES:

District & Planning: South Holland District Council, Priory Road, Spalding, Lincs, PE11 2XE CALL: 01775 761161

Water & Sewerage: Anglian Water Customer Services, PO Box 10642, Harlow, Essex, CM20 9HA CALL: 08457 919155

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

HEALTH & SAFETY

Because of the state of repair of certain parts of the building (particularly including the conservatory), all those entering the building do so entirely at their own risk and should at all times have regard to their own safety. It is recommended that whilst the conservatory may be viewed from the doorway, no entry should be made into the building itself. The vendors nor their Agents accept any liability for any damage to persons nor their property.

SUMMARY OF APPROXIMATE FLOOR AREAS:

Gross Internal Floor Areas: Ground Floor 275 m² (2957 sq. ft.)
 First Floor 252 m² (2711 sq. ft.)
 Second Floor 18 m² (194 sq. ft.)
Total 545 m² (5862 sq. ft.)

Net Internal Floor Areas: Ground Floor 193 m² (2080 sq. ft.)
(excluding Hallways, Stairs First Floor 167 m² (1797 sq. ft.)
and Landings, Lobbies and Second Floor 18 m² (194 sq. ft.)
WC's) Basement 68 m² (732 sq. ft.)
Total 446 m² (4803 sq. ft.)

Note : None of these figures include the derelict conservatory.

GROUND FLOOR

External Columned Canopy Porch

Entrance Foyer	11.45 m ²
Inner Hallway (overall)	17.13 m ²
Office 1	26.03 m ²
Office 2	29.02 m ²
Office 3	11.60 m ²
Central Hallway	17.99 m ²
Office 5	21.97 m ²
Lobby	3.37 m ²
Gents & Ladies WC's	18.43 m ²
Kitchen	7.42 m ²
Office 6	20.07 m ²
Office 7	14.56 m ²
Office 8	12.42 m ²
Office 9	7.20 m ²
Side Reception Area	17.29 m ²
Lobby and inner Hall	13.14 m ²
Office 11	6.80 m ²
Office 12	18.90 m ²

First Floor ;

Staircase Half Landing and Landing	16.40 m ²
Conservatory office	13.25 m ²
Main Central Landing	16.99 m ²
Office 14	26.88 m ²
Central Passageway	14.88 m ²
Office 15	7.97 m ²
Office 16	9.06 m ²

Continued / **First Floor ;**

Office 17	21.08 m ²
Rear Passageway (Fire escape)	10.60 m ² (External Steel Fire Escape)
Lobby/Ladies/Gents WC's	11.05 m ²
Office 18 (Partitioned)	8.50 m ²
Office 19 (Partitioned)	7.21 m ²
Office 20	15.90 m ²
Rear Hall/Landing/Stairs	9.39 m ²
Office 21	7.31 m ²
Office 22 with Oriel Window	25.11 m ²
Small Lobby off half landing	5.65 m ²
Office 23	8.79 m ²
Office 24	16.67 m ²

Second Floor ;

Store Room	18 m ² (including Bulkhead)
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Basement :

Boiler Room	25.95 m ² with ideal Concord Gas Fired Boiler, Meter Positions
Store Area	4.72 m ²
Store Area	12.02 m ²
Store Area	12.74 m ²
Store Area with shelves	13.03 m ²

Derelict Conservatory
Irregular shaped but overall 8.92 x 6.93 Plus Side Entrance Area

There is pedestrian access to the side of the building to the rear garden/car park area.

Approximate Total Site Area 0.25 Acres – Subject to Survey

ACCESS/RIGHT OF WAY

There is vehicular and pedestrian access/right of way over the adjoining car park of No. 10 Pinchbeck Road, through existing double doors in to the rear garden/car park area of The Grange.

RATES Rateable Value: £17,250 (2017 Rating List).
Interested parties are recommended to contact South Holland District Council regarding any business rates payable on 01775 761161.

Please note: The property is rated as Offices for Business Rates purposes.







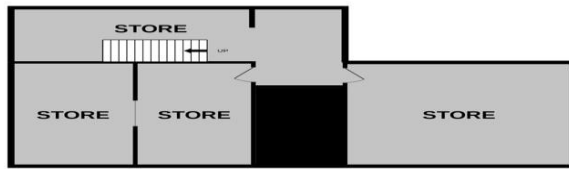




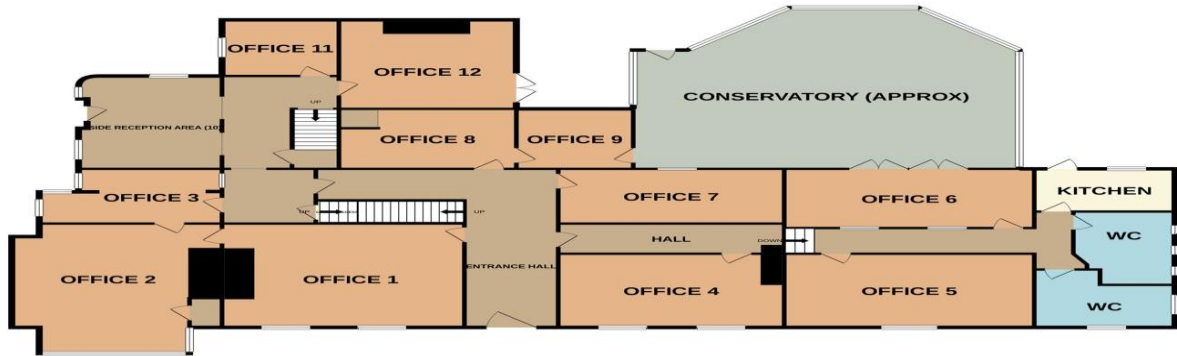




BASEMENT



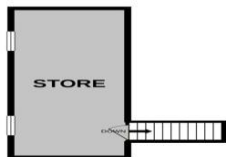
GROUND FLOOR



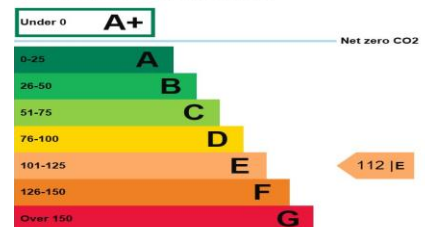
1ST FLOOR



2ND FLOOR



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.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Ref: S10806 (July 2021)

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.

CONTACT

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