



72-74 London Road

Long Sutton, PE12 9EA

To let £30,000 per annum

4,800 sq ft
(445.93 sq m)

- NO ALCOHOL SALES PERMITTED
- Storeroom with Roller shutter access
- Former auction rooms - excellent retail or showroom space
- Vacant possession on completion

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Summary

| | |
|-----------------------|--|
| Available Size | 4,800 sq ft |
| Rent | £30,000 per annum |
| Rateable Value | £37,000 |
| Service Charge | Upon Enquiry |
| Car Parking | Parking to the front and side of the property for around 10 cars |
| VAT | Not applicable |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | C (56) |

Description

The whole building comprises 2 properties with a large open plan show room, large storeroom with roller shutter access, a smaller retail area and several ancillary storerooms all on the ground floor.

W/c's are located on the ground floor. First floor store rooms and office.

A split of single and double storey brick-built property under a mix of pitched tiled roof and flat roof elements.

Location

These 2 retail units are situated on London Road, approximately 5-minute walk to the main town centre of Long Sutton

Long Sutton is a Market Town on the border of Lincolnshire, Norfolk and Cambridgeshire with a good selection of amenities, a regular bus service with the nearest train station which goes straight to London Kings Cross is approximately 11 miles away.

Viewings

Strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email office@pandfcommercial.com

Services

We are advised that all mains services are connected to the property. These services have not been inspected or tested by the agent.



Viewing & Further Information

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