



## 72-74 London Road

Long Sutton, PE12 9EA

**Being sold via Secure Sale online  
auction. Terms & Conditions apply.  
Starting Bid £425,000**

**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
- Immediate 'exchange of contracts' available Sold via 'Secure Sale'

# 72-74 London Road, Long Sutton, PE12 9EA

## Summary

Available Size	4,800 sq ft
Price	Auction £425,000
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.

## Accommodation

Name	sq ft	sq m	Availability
Building - Showroom and storage for sale	4,800	445.93	Available
<b>Total</b>	<b>4,800</b>	<b>445.93</b>	

## Viewings

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

## Terms

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The



## Viewing & Further Information



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Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

#### Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of 6% inc VAT (subject to a minimum of £6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.