



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

- * Circa 3800 sq ft ground floor showroom and store - unit 1
- * Circa 1000 sq ft ground floor retail unit and store - unit 2
- * NO ALCOHOL SALES PERMITTED
- * Storeroom with Roller shutter access
- * Former auction rooms - excellent retail or showroom space
- * Vacant possession on completion

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 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. Long Sutton is in Lincolnshire but is on the border of Norfolk and Cambridgeshire.

Property 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 ancilliary storerooms all on the ground floor.

W/c's are located on the ground floor.

The Total square footage according to the EPC certificate is 8,923 sq ft. 829 sq meters.

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

Accommodation

Unit 1 - Open plan unit - circa 3,200 sq ft with rear store circa 620 sq ft leading to side street and roller door shutter access for deliveries and w/c. Would suit a showroom or hardware shop, leisure uses will be considered for gym or similar. Food uses will be accepted however the retailing of alcohol is not permitted due to a restrictive covenant.

Unit 2 - open plan shop unit with w/c to the rear.

The ground floor of the building could be let as one whole space.

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

Offered for let on new leases - minimum 5 year leases.

Unit 1 = £22k per annum

Unit 2 = £10k per annum

Could be let as a whole or as 2 shops.

The upper floors will be converted into residential accommodation in due course and are not included in any commercial lease.

Rates

We understand that the RV is approximately £37,000, but interested parties are advised to make their own enquiries with the relevant billing authority. The rates will need to be split across unit 1 and 2 when the formal separation takes place.

VAT

We are advised that the property has not been elected for VAT.

Legal Costs

Both Parties will be responsible for their own legal costs.

Viewing

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

Parking

Parking to the front and side of the property for around 10 cars.



Contact Details

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