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Beechfield House, 19b High Street, Spalding, Lincolnshire PE11 1UD

**FOR SALE Guide Price £500,000 - Freehold**

**PRIME INVESTMENT OPPORTUNITY TO PURCHASE  
THE FREEHOLD OF 8 FULLY LET FLATS**

- Grade II Listed Georgian Property situated within a Conservation Area
- Close to Centre of Spalding

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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

## GENERAL DESCRIPTION

Beechfield House is located on the High Street, to the east side of the River Welland, situated close to the town centre. The building overlooks the river.

Spalding offers a full range of services and amenities including shops, restaurants, schools, and hospital.

Beechfield House offers an investor the opportunity to purchase eight freehold flats, 7 of which at present are let and 1 has a tenant moving in at the end of August 2023. It is a former Granary building that was converted some years ago and there are 3 one bedroom flats, and 5 bedsits laid out over four floors with a communal stairwell. Access to the communal areas is direct from the High Street and also from the rear of the property. The rear entrance lobby contains the meters and is where the post boxes are located. Each flat/bedsit is self-contained with its own kitchen and bathroom. A new electronic door entry system has been installed to the front and rear doors.

To the rear of the building is a communal yard area which is accessed via an adjoining property owned by a third party. A bike shed and brick Boiler house are situated in this yard area.

All flats are let (to be let) on Assured Shorthold Tenancies – copies available on request.

<u>RENTAL INCOME PER WEEK</u>	<u>TENANCY START DATE</u>
FLAT No. 1      £100	5 <sup>th</sup> May 2023
FLAT No. 2      £100	25 <sup>th</sup> February 2022
FLAT No. 3      £125	25 <sup>th</sup> November 2022
FLAT No. 4      £130	5 <sup>th</sup> February 2021
FLAT No. 5      £130	13 <sup>th</sup> May 2022
FLAT No. 6      £140	16 <sup>th</sup> June 2023
FLAT No. 7      £120	5 <sup>th</sup> May 2023
FLAT No. 8      £100	TBC

Total gross rental income is £49,140 (when all 8 flats are let). Tenants are responsible for their own Council Tax and utility bills (gas via a recharge from the Landlord).

## HEATING

Six of the flats are connected to a communal central heating system which is powered by two gas boilers situated in the Boiler house in the rear yard. There are room thermostats in each of these six flats and gas sub meters are fitted to monitor usage. Two of the flats have electric heating systems.

## SERVICES

All mains services are believed to be connected. Each flat has its own separate electric meter and there is an electric meter for the electricity used in the communal areas.

The agents have been advised that no gas charges have been levied (or paid) by the Vendor since his purchase of the property. Also, no charges for electricity used for communal areas have been levied (or paid) by the Vendor since his purchase of the property. The vendor undertakes to settle any charges for gas and electric for communal areas if required up to the point of sale of the property.

## SAFETY CERTIFICATES

Electrical safety certificates and gas safety certificates are available from the selling agents upon request.

## FIRE ALARM

There is a communal fire alarm system which is serviced on a regular basis.

## TENURE

The property is offered for sale with the benefit of Freehold tenure, subject to the existing tenancies.

## LISTING

Beechfield House is a Grade II Listed Building and situated within a Conservation area.

## RIGHT OF WAY

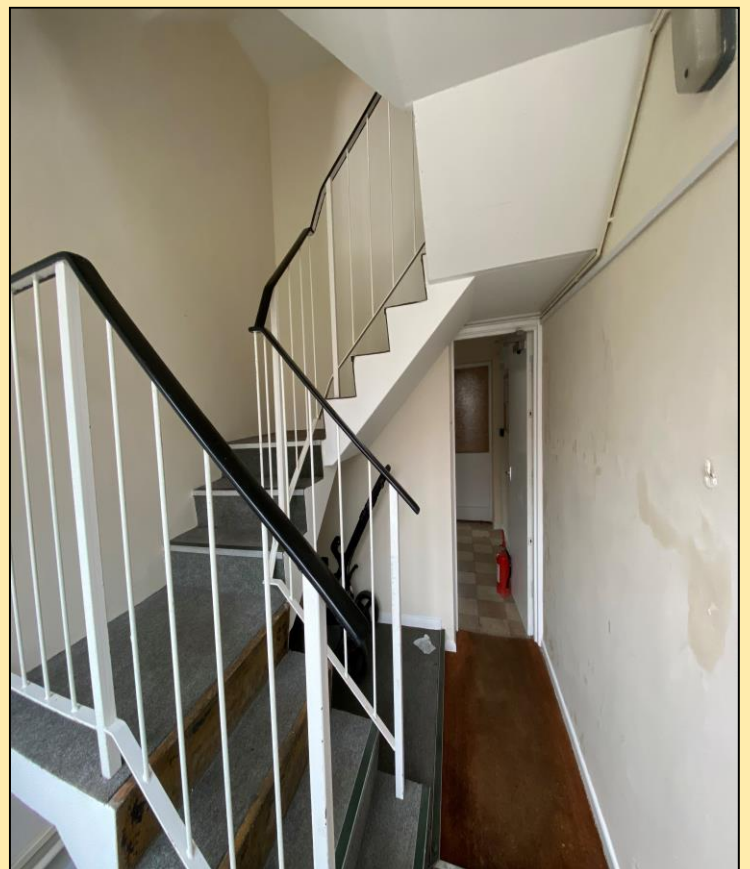
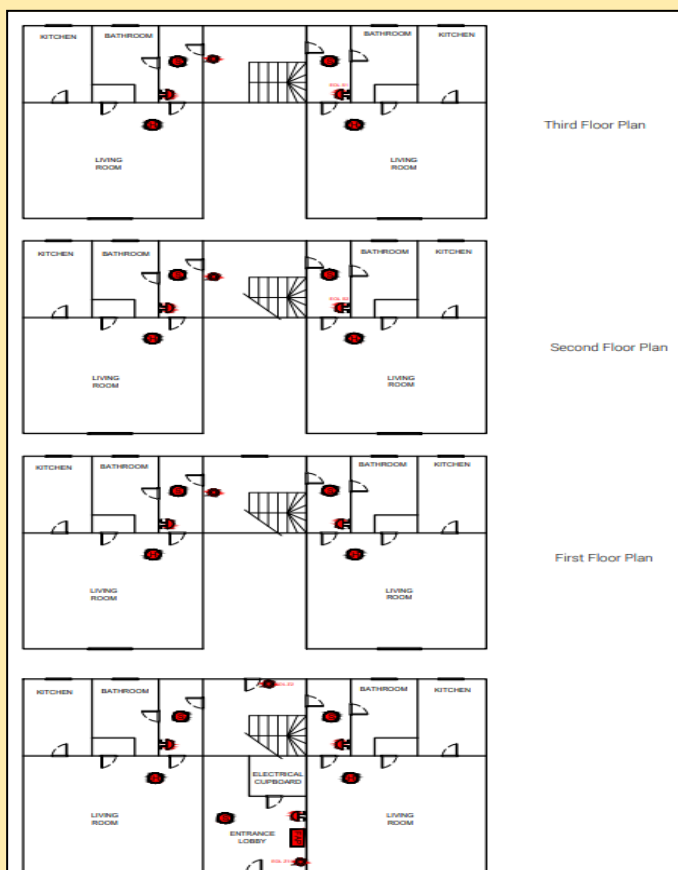
The property has the benefit of an easement across the adjacent public car park subject to the annual payment of £30 to the South Holland District Council. The easement is to allow pedestrian access to the rear of Beechfield House. Copies of the Deed of Grant are available for inspection upon request from the Selling Agents.

## 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





**PARTICULARS CONTENT**

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Viewings are to be arranged by prior appointment. 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 contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

Ref: S11292/August 23

CONTACT - R. Longstaff & Co LLP - 5 New Road, Spalding, Lincolnshire PE11 1BS - T: 01775 765536 E: [commercial@longstaff.com](mailto:commercial@longstaff.com)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

FLAT 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

FLAT 2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		65 D
39-54	E		
21-38	F		
1-20	G		

FLAT 3

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	45 E	
21-38	F		
1-20	G		

FLAT 4

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

FLAT 5

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		66 D
39-54	E		
21-38	F		
1-20	G		

FLAT 6

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		60 D
39-54	E		
21-38	F		
1-20	G		

FLAT 7

**FLAT 8 EPC TBC**