

EST 1770



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SPALDING COMMERCIAL: 01775 765536 www.longstaff.com



30 The Crescent, Spalding, Lincolnshire, PE11 1AF

Offers sought in the Region of £230,000 plus VAT

- Town Centre Restaurant premises – covers for 40
- Property provides accommodation on Ground and First floors, with Basement and Attic Room
 - Potential for conversion to Residential Use STP
- All furniture, fittings and equipment available by separate negotiation

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406



LOCATION

The property is a semi-detached brick and slate building occupying a prominent location in The Crescent adjacent to Spalding Osteopathic Practice and Aspire Health & Wellbeing.

Bookmark and other local independent retailers are also located along The Crescent. The Victoria and Sheep Market car parks are nearby, and Spalding's Market Place and main shopping areas are very close by.

REDEVELOPMENT POTENTIAL

For the last 30 years the property has been used as a Chinese Restaurant by the present owner and their family. The property has an extensive kitchen at the rear, with adjacent dry stores, and further stores at basement level.

The first floor provides WC facilities and further ancillary storage and has a shower-room, and therefore could also be used as a Manager's flat. There is a full staircase to the attic, which is at present only in basic order and is used for further storage.

The building has potential for a continued Restaurant use or for conversion to residential use. Interested parties are advised to make their own enquiries as to what Planning Permission may be required via the South Holland District Council - Planning Department on 01775 761161.

PLANNING

The property is in the Spalding Conservation Area.

Gross Frontage: 37' (11.47 m)
Internal Width: 18'1 (5.51 m)
Restaurant Depth: 29'1 (8.87 m)

The property provides accommodation on the ground, first and basement floors and has an Attic with the following approximate dimensions and areas:-

Steps up to:

Ground Floor:

Restaurant 8.87m max x 5.51m – with Bar/counter, some booth style seating – covers for 40.

Door off to stairwell and basement

Rear Kitchen 5.93m x 3.76m - 2 No. Stainless steel sinks and a hand wash basin. (Stainless Steel 7 burner hob, oven, extractor hood, central preparation area plus other equipment all available by separate negotiation)

Store 2.61m x 1.67m - (Fridges/Freezers available by separate negotiation)

Lobby 3.16m x 1.67m - Gas Combi Boiler

Door to outside

Basement

Drinks store 4.24m x 1.37m

Store 8.65m x 3.73m - (Freezers available by separate negotiation)

First Floor:

Ladies WC WC and wash hand basin

Gents WC WC and wash hand basin

Rear room 3.62m x 2.70m

Front room 4.76m x 2.35m

Front room 2.19m x 2.98m

Shower room 1.48m x 2.04m - with electric shower, WC and wash hand basin

Staircase to Attic

The property has an enclosed rear yard leading from a side passageway from The Crescent. There is one car parking space in front of the property, but no vehicular access to the rear of the property.

TERMS The property is available for sale Freehold with vacant possession.

RATEABLE VALUE We understand from the Valuation Office Agency website that the property has a Rating Assessment of £7,700 with effect from 1 April 2023. Interested parties are advised to make their own enquiries as to eligibility for Business Rates relief by contacting South Holland District Council on 01775 761161.

LEGAL COSTS Each party will be responsible for their own legal costs.

VIEWING Strictly by appointment only.

EQUIPMENT All furniture, fittings and kitchen equipment is available for purchase by separate negotiation.



TENURE Freehold

SERVICES Mains water, gas, electricity and drainage. Heating is via a Gas Combi boiler to radiators, and the Restaurant has an air conditioning/heating unit in addition.

LOCAL AUTHORITIES

South Holland District Council
 Priory Road
 Spalding
 PE11 2XE
 CALL 01775 761161

Anglian Water Customer Services
 PO Box 10642, Harlow, Essex, CM20 9HA
 CALL 01522 919155

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

PARTICULARS CONTENT

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 do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

APPARATUS AND SERVICES

The apparatus and services in this property have not been tested by the Agents and we cannot guarantee they are in working order. Buyers are advised to check the availability of these with their solicitor or surveyor.

Ref: S11429

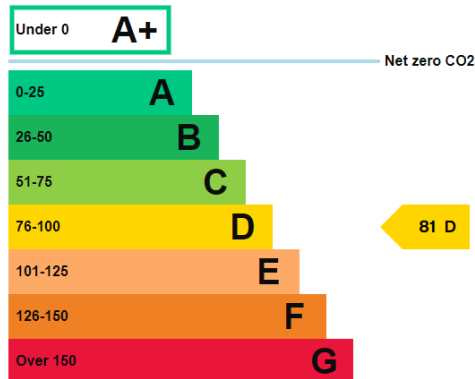
These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct, but their accuracy cannot be guaranteed, and they do not constitute an offer or a contract.

CONTACT

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Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

