



Darjeeling Indian Restaurant

254 High Road, Whaplode, Spalding, PE12 6TG

**Freehold sale by on-line Auction of
Restaurant standing in circa 0.33
acres with vacant possession**

Starting Bids £275,000

0.33 Acres
(0.13 Hectares)

- Fully operational Indian Restaurant with 3 bedroomed living accommodation
- Conversion and Development Potential STPP
- Restaurant Equipment can be made available via separate negotiation
- Letting room capabilities STPP
- Large rear carpark for circa 14 vehicles with Development Potential STPP

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Summary

Available Size	0.33 Acres
Price	Auction £275,000
Rateable Value	£11,500
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (58)

Description

254 High Road is a fully-equipped and operational Indian restaurant that also provides British takeaway options. The ground floor features a welcoming reception area leading to a 40-45 seat restaurant and a fully-fitted bar. The kitchen and preparation area comprise all the appliances necessary to cater to the available seating. Additionally, male and female restrooms, as well as extra storage, are situated on the ground floor.

The first floor accommodates the living accommodation with three bedrooms, a family bathroom and a central living area.

At the rear of the property is a car park with 14 spaces, offering the added benefit of being large enough for future development, subject to planning.

Location

Whaplode is a village and located within the South Holland district of Lincolnshire. Whaplode is situated on the A151 road. 2 miles (3 km) west from Holbeach and 4 miles (6 km) east from Spalding.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Building	1,737	161.37	Available
Total	1,737	161.37	

Viewings

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

Terms

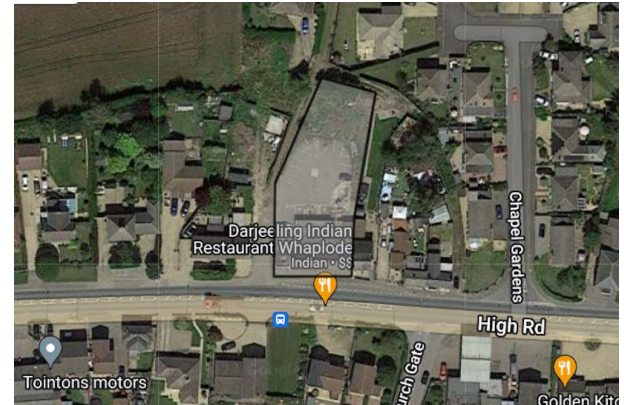
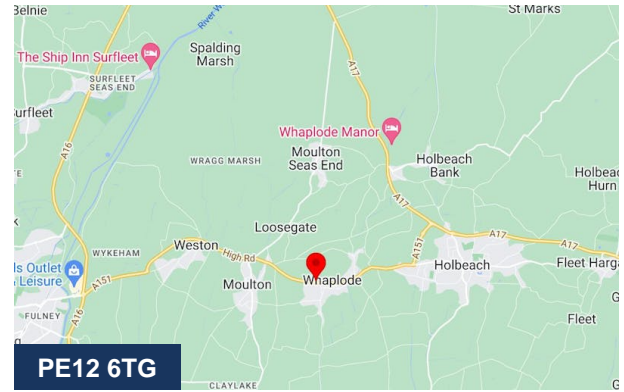
Offered for sale freehold via online auction, 254 High Road, Spalding, will be offered with vacant possession at a guide price of £275,000.

Auctioneers Additional Comments

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 Auctioneers website.



Viewing & Further Information

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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 up to 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.

Services

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

