

EST 1770



# Longstaff<sup>.COM</sup>

SPALDING COMMERCIAL: 01775 765536 [www.longstaff.com](http://www.longstaff.com)



**8 & 9 Bridge Street, Spalding, PE11 1XA**

**Guide Price £200,000 - Freehold**

**Or may be available To Let - Rent £16,000 per annum**

- Ground and First Floor Retail/Office Unit with Attic
  - Ancillary offices/amenity areas
- Prominent Location in the Town, Opposite 'High Bridge'
  - Grade II Listed Building

SPALDING 01775 766766

BOURNE 01778 420406

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



## LOCATION

The property is situated in a good secondary location in the market town of Spalding overlooking 'High Bridge' being prominently positioned at the junction of London Road, Double Street, High Street and Church Street. There are multiple retailers in the nearby vicinity including Costa Coffee, New Look, Bon Marche, Greggs, Lloyds Bank, WHSmith and Specsavers.

## DESCRIPTION

The property is of rendered brick and slate construction with double shop front windows. The property currently has an office use (A2) on the ground floor with staff and ancillary accommodation at first floor level. There is also the benefit of a cellar. The property is in the Spalding Conservation Area and is a Grade II Listed Building.

On-street public car parking is available near to the property (some restrictions).

It is considered that the property would be suitable for Retail or Office use, as well as medical or leisure uses (subject to planning consent).

## ACCOMMODATION

Double aspect frontage with wooden entrance door to:

**MAIN RETAIL/OFFICE AREA:** 8.37m x 5.87m with carpet tile flooring, recessed spotlights, alarm panel. Double window display area, CAT5 cabling, power points open to:

**REAR OFFICE AREA** 1.92m x 6.13m

Stairs Leading to:

**FIRST FLOOR LANDING.** Carpeted, with doors off;

**KITCHEN:** 2.04m x 2.21m Stainless steel sink and drainer, base and wall units, worktop. Space for refrigerator.  
Door leading to Lobby

**GENTS WC:** Separate low-level WC, wash hand basin, boiler.

**LADIES WC:** Separate low-level WC, wash hand basin, window.

Off Landing leading to:

**OFFICE:** 3.66m x 3.78m Double window, laminate flooring, radiator. Wifi hub.

Glazed door into

**OFFICE:** 4.36m x 2.67m Carpet tiles, double window

Door and staircase leading up to:

**LOFT AREA:** 3.75m x 6.72m boarded out, 2 no. roof windows.

## **BUSINESS RATES**

RV £11,750 (2023 List)

## **LEGAL COSTS**

Each party to pay their own legal costs.

## **VIEWING**

By appointment with the agents R Longstaff & Co LLP Commercial 01775 765536 – [commercial@longstaff.com](mailto:commercial@longstaff.com)

<b>AVAILABILITY :</b>	<b>Freehold</b>	<b>Guide Price £200,000</b>
<b>or may be available to Let</b>	<b>Rent</b>	<b>£16,000 per annum (on Terms to be agreed)</b>









SPALDING  
STREET SCENES



# AWAITING EPC

**SERVICES** Electric, gas, water.

## LOCAL AUTHORITIES

Water: Anglian Water Customer Services, PO Box 10642, Harlow, Essex, CM20 9HA CALL: 08457 919155

District & Planning: South Holland District Council, Priory Road, Spalding, Lincs. PE11 2XE CALL: 01775 761161

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

## PARTICULARS CONTENT / Ref: S11633 (Dec 24)

R. Longstaff & Co LLP, their dlients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their dlient(s) or otherwise. All areas, measurements or distances are approximate. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

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.

## ADDRESS & CONTACT

R. Longstaff & Co LLP., 5 New Road, Spalding, Lincolnshire, PE11 1BS T: 01775 765536

E: [commercial@longstaff.com](mailto:commercial@longstaff.com)

[www.longstaff.com](http://www.longstaff.com)

