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SPALDING COMMERCIAL: 01775 765536 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.

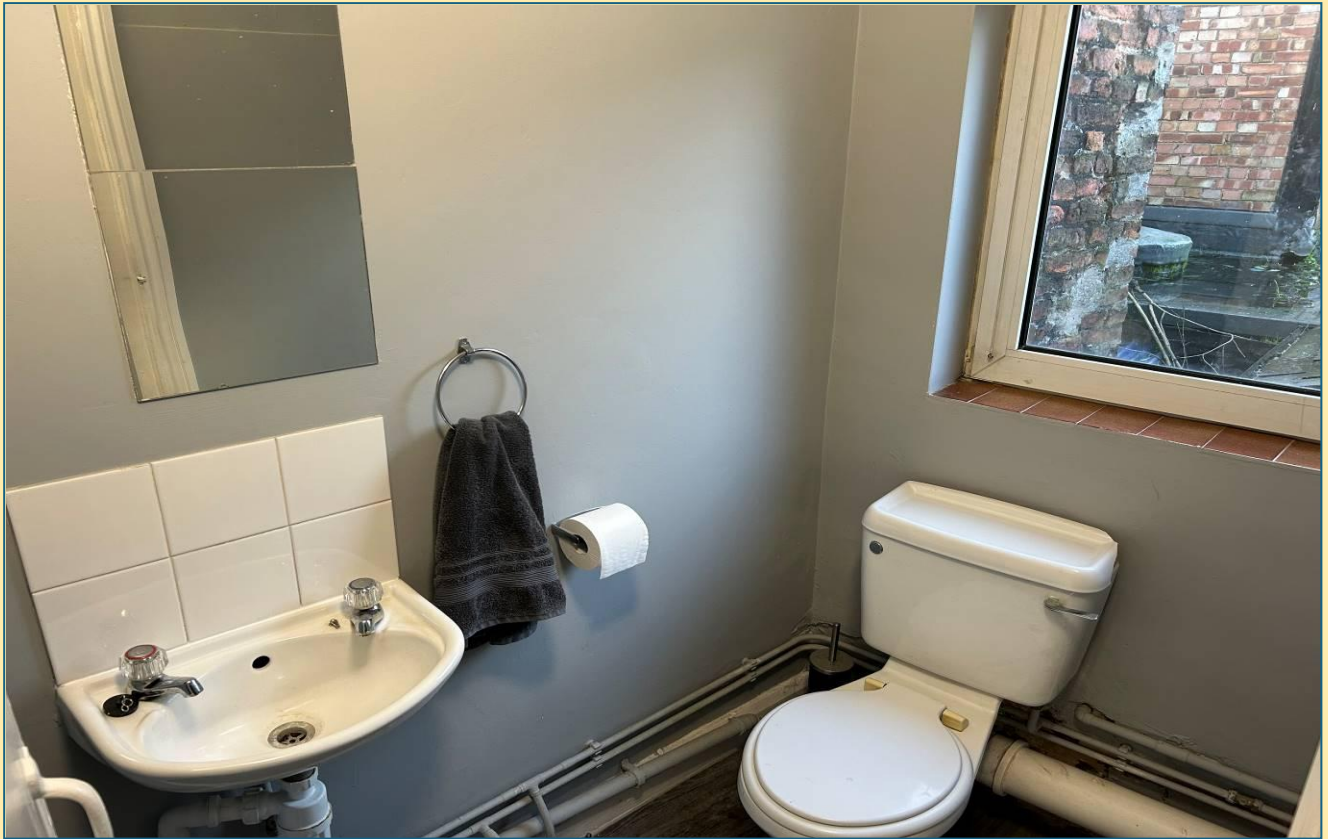
VIEWING

By appointment with the agents R Longstaff & Co LLP Commercial 01775 765536 – commercial@longstaff.com

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









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)

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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.

ADDRESS & CONTACT

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