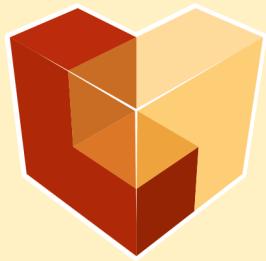


EST 1770



Longstaff^{COM}

SPALDING COMMERCIAL: 01775 765536 www.longstaff.com



24 HIGH STREET, HOLBEACH, LINCOLNSHIRE, PE12 7DY

FOR SALE BY AUCTION VIA AUCTION HOUSE 10:00AM, 11th February 2026

Lot 88 - AUCTION GUIDE PRICE £50,000 PLUS FEES

- Centrally Situated Takeaway Premises
- Useful Ground Floor Area of 64.22m² (691 sq.ft.) NIA
- Additional First & Second Floor Accommodation (77.92m²) (838 sq.ft.) GIA
- Rear Yard
- In Need of Updating, Repairs and Modernisation

SPALDING 01775 766766

BOURNE 01778 420406

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



GENERAL DESCRIPTION:

These centrally situated premises are situated on the south side of High Street within close proximity to a number of other retailers and the centre of Holbeach together with local facilities and amenities. The premises have until recently been used as a Chinese takeaway with residential uppers but would lend themselves to alternative uses for retail or professional purposes (subject to any Planning Consent for change of use that may be required).

The building is in need of updating, repair and modernisation, particularly to the upper floor parts. The property lies within the conservation area of Holbeach.

DETAILS OF ACCOMMODATION:

GROUND FLOOR:

Front Shop Areas:	6.53m x 6.82m with front entrance door and extensive display window.
	Side room with staircase off and cupboard under stairs, and door off to rear yard
Kitchen (rear):	2.47m x 5.35m with extractor, wash hand basin and door off to:
Boiler room:	With Gas boiler
Prep room:	3.17m x 1.13m plus 1.94m x 1.50m with shelving

FIRST FLOOR:

Staircase	
First Floor Landing:	2.90m x 2.90m Stairs to second floor
Front Room No. 1:	3.27m x 3.71m
Front Room No. 2:	3.20m x 3.95m
Rear Room No 3:	2.89m x 2.26m
Bathroom:	1.61m x 1.89m with Bath, WC and wash hand basin. Hot water cylinder

SECOND FLOOR

Attic Room:	4.24m x 7.83m Low ceiling height 1.65m
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OUTSIDE: Small rear yard with outside stores and WC
Passageway also to left hand side of shop giving access to coal bunker

SUMMARY OF FLOOR AREAS:

GROUND FLOOR: 64.22m² (691sq.ft.)

FIRST/SECOND FLOORS: 77.92m² (838sq.ft.)

TOTAL: **142.14m² (1,539 sq.ft.)**

These areas are approximate and provided for indicative purposes.

TENURE: The tenure of the property is Freehold

SERVICES: Mains electricity, gas, water and drainage.

ASSESSMENTS & OUTGOINGS: All normal outgoings and business rates payable by the tenant.
Rateable Value: £5,400 (2023 Rating List)
Council Tax Band A on residential accommodation

VIEWING: By appointment with the Commercial Department of R Longstaff & Co LLP.
Tel: 01775 765536 Email: commercial@longstaff.com

ENERGY PERFORMANCE CERTIFICATE (EPC): The premises are currently rated E 124

CONTENTS All remaining contents at the property will be left.





LOCAL AUTHORITIES

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

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

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

PARTICULAR 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 an inspection, please do not hesitate to contact our office.

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: S11738 / Jan 26

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.

ADDRESS

R. Longstaff & Co LLP. - 5 New Road, Spalding, Lincolnshire, PE11 1BS

CONTACT

T: 01775 765536 - E: commercial@longstaff.com - www.longstaff.com



This property's energy rating is E.

