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FORMER ROYAL BRITISH LEGION CLUB

Gas House Lane, Sutton Bridge, Spalding, Lincolnshire, PE12 9SP

FOR SALE AS A WHOLE : Guide Price in the Region of £100,000 (plus VAT if applicable)

- Former Club Building
- Suitable for Development Subject to Consents
- Freehold with Vacant Possession
- Site Area Approximately 0.14 Acres (0.058 Ha)
- Centrally Situated in the Village of Sutton Bridge
- Total Gross Internal Floor Area About 410m² (4,415ft²)

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

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



LOCATION

The former Royal British Legion premises are well situated in the centre of the village of Sutton Bridge close to the A17, giving good access to Norfolk, with Kings Lynn only 9 miles to the east. Wisbech is 7 miles to the south and Spalding approximately 17 miles to the west via the A17 & A151. The A17 is the main trunk road from the A1 (at Newark) through to Norfolk.

Sutton Bridge provides extensive facilities with shopping, Church, Primary School and a Commercial Dock continuing along the River Nene to a swing bridge which gives large shipping access through to Wisbech.

The building is located adjacent to playing fields/public open space and public car parking. Access is from a roadway (Gas House Lane) leading from Bridge Road.

DESCRIPTION

The property comprises a vacant single storey building, built of brick construction under a mineral flat felt roof, and there is a part tiled roof to the mono pitch lean-to extension.

The property is currently split internally to provide a main meeting room with bar, cellar/store, further bar with function room, two offices/stores, kitchen and toilet facilities. There is also a store/plant room attached to the main building but accessed externally.

There is a playing field and public car park located adjacent to the property on the north and east boundaries. A private footpath runs along the southern boundary of the property and is used to access the main side entrance to the building.

SITE AND ACCOMODATION AREAS

The property sits on a site extending to approximately 0.14 acres (0.058 Ha).

The total Gross Internal Floor Area of the building is approximately 410m² (4,415ft²).

TENURE

The property is available for sale freehold with vacant possession at a Guide Price of £100,000 (plus VAT if applicable).

Offers are invited on a conditional or unconditional basis.

PLANNING

The property has an existing use as a Social Club.

It is considered the site is suitable for various uses, subject to planning permission.

Interested parties are advised to contact South Holland District Council's Planning Department (01775 764773) to make their own enquiries and satisfy themselves of the likelihood of obtaining planning consent.

ACCESS

We are advised vehicular and pedestrian access rights exist to the property are via Gas House Lane.

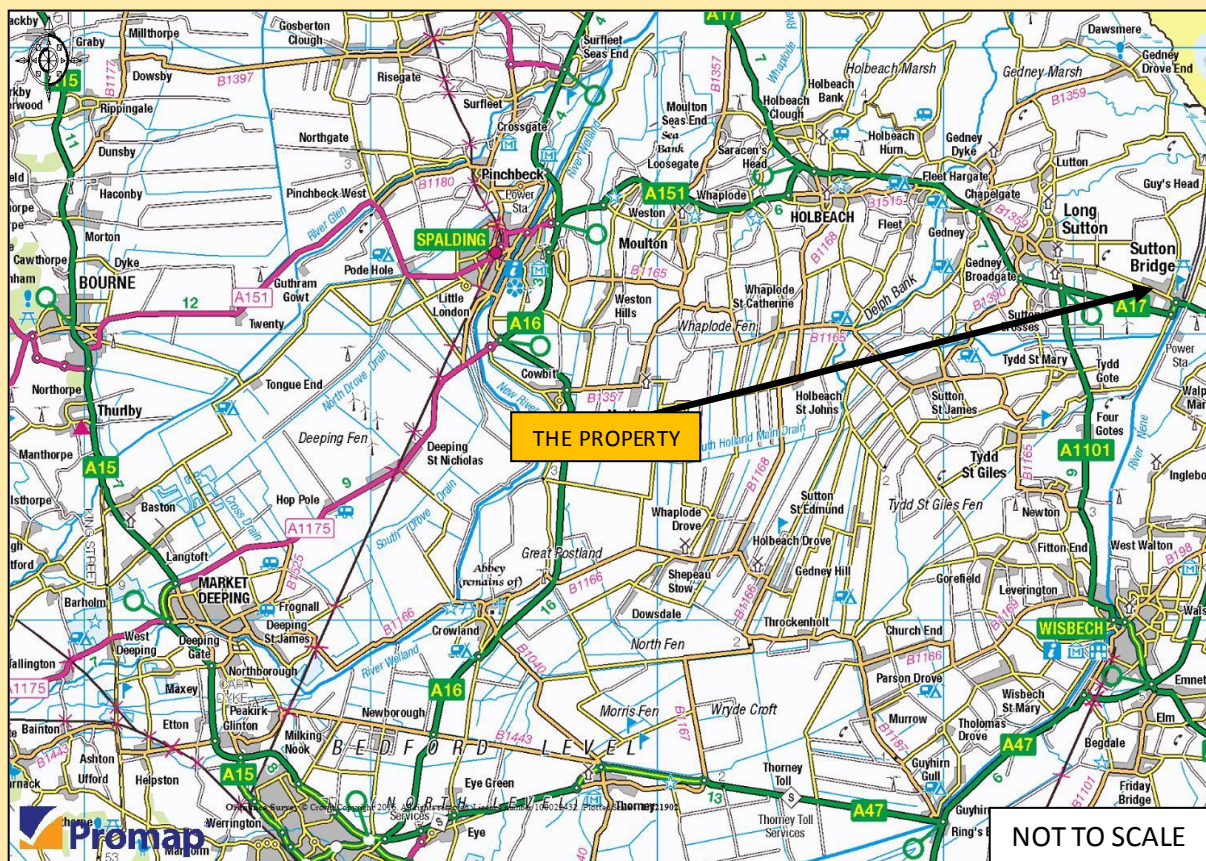
Parking arrangements for viewing the property – prospective interested parties should park in the adjacent car park off King Street and walk to the southern entrance of the property.

RATES: Rateable Value £6,500 (2017 list)

Interested parties are advised to make their own enquiries direct with South Holland District Council as to the precise amount of rates payable.

NOTE:

The property is in need of some repair, and all prospective purchasers are advised to take particular care when inspecting the property.





TENURE

Freehold

SERVICES

All mains services available.

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 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: S10068

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 substitute an offer or a contract.

ADDRESS

5 New Road

Spalding

Lincolnshire

PE11 1BS

CONTACT

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www.longstaff.com

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

64

This is how energy efficient the building is.