

Retail in PE11

Station Street, Spalding, Lincolnshire, PE11 1EB

£157,500 Starting Bid

Property features

- Vacant Commercial Premises With Tenanted Flats
- Property split between ground floor retail, and First/Second floor 2 No Bedsit/Flats (Both Flats Let
- Freehold Property
- Investment Opportunity
- Commercial/Residential Investment Property

Arrange a viewing

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- Flexible viewing slots
- Accompanied viewings

Description

For Sale Via Online Auction. Fees Apply.

Ground Floor Retail/Office Unit and 2 No Bedsit/Flats.

LOCATION

The property is situated in a good secondary trading location just off the Sheep Market in the town centre of Spalding,

and positioned on the main shopping route leading to Winsover Road. Public car parking is available a short distance

away in the Sheep Market and nearby Victoria Street car parks. The property lies within the Spalding Conservation Area.

Spalding is a market town with a population of approximately 30,500 which has weekly markets on Tuesdays and

Saturdays. The town is located with easy access via the A16 through to Peterborough to the south, together with

connections to the A1, and the A17 to the north and Boston. Spalding enjoys a rail connection service to

Peterborough from whence main line connections to London King's Cross are readily available (minimum journey time 49 minutes).

DESCRIPTION

The property comprises of ground floor retail accommodation (approximately 8.07m deep and approximately 3.63m wide max.), with further storage and ancillary accommodation at the rear. 2 No. flats with separate access door off Station Street are located on the first and second floors.

INVESTMENT DETAILS

The property is For Sale as a whole, with the retail area presently unoccupied, and Flat 1 and Flat 2 both Let.

21A STATION STREET, SPALDING (FIRST FLOOR) FLAT – CURRENTLY LET ON APT

Ground floor entrance door shared with Flat 21B with stairs leading to a communal landing area, with Flat comprising

Lounge/Bedroom, Kitchen, Shower room with shower, wash hand basin and WC. All being located on the first floor.

Current Rent Passing: £392 pcm. APT Date: 3 June 2019

21B STATION STREET, SPALDING (SECOND FLOOR) FLAT – CURRENTLY LET ON APT

Ground floor entrance door shared with Flat 21A, with stairs leading to a communal landing area, stairs up to 2nd floor

flat comprising Lounge/Bedroom and kitchen, and bathroom with bath, wash hand basin and WC.

Current Rent Passing: £450 pcm. APT Date: 5Oct 2021

ACCOMMODATION

GROUND FLOOR 21 STATION STREET (RETAIL)

FRONT SHOP/OFFICE: 8.07m deep x approximately 3.63m wide, plus understairs cupboard. Laminate

flooring, pendant lights.

REAR STOCKROOM: 2.92m (maximum) x 4.49m (maximum), skylight, vinyl flooring, part tiled walls, fluorescent lights.

KITCHEN: 1.82m x 2.75m, concrete floor, pendant light, stainless steel sink with drainer, hotwater tap.

REAR LOBBY: Wash hand basin and electric water heater.

SEPARATE WC: Low level WC, wash hand basin

EPC Rating: D

SEPARATE ENTRANCE LOBBY TO:

21A STATION STREET, SPALDING (FIRST FLOOR) FLAT

LOUNGE/BEDROOM: 4.28m x 4.59m, two windows to front aspect, feature fireplace, carpet. Radiator.

KITCHEN: 3.75m x 2.70m, ceramic sink/drainer with underneath cupboard. Further range of

base and wall fitted cupboards, tiled walling, vinyl flooring, radiator. Gas Boiler. Window to rear aspect.

SHOWER ROOM: 1.87m x 1.69m, shower cubicle with electric shower, wash hand basin and WC.

21B STATION STREET, SPALDING (SECOND FLOOR) FLAT

LOUNGE/BEDROOM: 4.29m x 4.55m, two windows to front aspect, built in cupboards, carpet. Radiator.

KITCHEN: 3.80m x 2.75m, stainless steel sink/drainer with underneath cupboard. Further range

of base cupboards, part tiled walling, vinyl flooring, radiator. Gas Boiler. Window to rear aspect.

BATHROOM: 1.57m x 2.75m, bath, wash hand basin and WC. Radiator and electric wall heater.

(Located on First Floor)

Both flats share a communal hallway and staircase and have separate electric meters.

TENURE Freehold – Subject to existing tenancy agreements.

SERVICES Mains water, electricity, gas and drainage. Separate supplies for the ground / upper parts.

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

Price: Starting Bid £157,500

Property Type: Retail

Business Type: Other/Unspecified

Parking: None

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wide max.), with further storage and ancillary accommodation at the rear. 2 No. flats with separate access door off Station Street are located on the first and second floors.

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EPC's

D & C Ratings

Tenure

Freehold - Title number LL321460

Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on commercial@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment.



Station Street, Spalding, Lincolnshire, PE11 1EB

Contact your local branch today for more information on this property:

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