



## Dozens Bank **Spalding**

## For sale £24,000 per

Tenure:

The business is currently closed and is available by way of new 'free of tie' FRI lease. Open market rent review at 3 year anniversary, with RPI increases annually. A substantial landlord concession via a rent free  $period\ may\ be\ available\ to\ the\ right\ tenants\ with\ strong\ business\ plan,\ but\ capital\ to\ cover\ \pounds 5000\ deposit,\ buildings\ insurance\ and\ \pounds 1500\ (all\ with\ VAT\ where\ applicable)\ towards\ legal\ fees\ must\ be\ evidenced,\ along\ business\ plan,\ but\ capital\ to\ cover\ \pounds 5000\ deposit,\ buildings\ insurance\ and\ \pounds 1500\ (all\ with\ VAT\ where\ applicable)\ towards\ legal\ fees\ must\ be\ evidenced,\ along\ business\ plan,\ but\ capital\ to\ cover\ \pounds 5000\ deposit,\ buildings\ insurance\ and\ \pounds 1500\ (all\ with\ VAT\ where\ applicable)\ towards\ legal\ fees\ must\ be\ evidenced,\ along\ business\ plan,\ but\ capital\ business\ plan,\ busin$ with funds to invest to bring the property into operation.

Measurements



23 Westlode St Spalding PE11 2AF

Company No 12243349 **VAT No** 

336400430

PRS No PRS018608 CMP No CMP006662



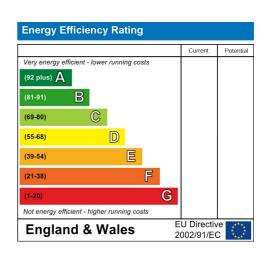












**important notice:** these particulars which have been produced with the greatest of care & attention and are only intended to give the purchaser a guide to the description of the property. they are prepared to comply with the property misdescription act 1991; however they are for guidance only and must not be relied on as a statement of fact. these particulars do not constitute an offer of contract. intended purchasers should satisfy themselves by inspection to the property and it's appliances, equipment and services as these have not been tested. draft details awaiting vendors approval.