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## 17 Station Street, Spalding, Lincolnshire, PE11 1EF

**FOR SALE: Offers in the Region of - £145,000 Freehold**

- Three Storey Investment Property currently used as Office space on Ground Floor plus Upper Ancillary Accommodation
- With the benefit of Full Planning Permission for conversion of upper floors to residential
  - Total Net Internal Floor Area Approximately 123.4m<sup>2</sup> (1,328 ft<sup>2</sup>)
  - Public Parking is available on the adjacent Sheep Market Car Park

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



## LOCATION

Situated within the Spalding Conservation area, the property is within a good secondary trading location just off the Sheep Market in the town centre. Roadside parking (subject to restrictions) can be found to the front of the property and short stay vehicle parking is available in the Sheep Market and also nearby Victoria Street carpark. National retail occupiers nearby are Heron Foods, Hinkley and Rugby and the primary shopping areas of Hall Place/Market Place and Holland Market are nearby.

Spalding itself is a medium sized market town with a range of shops and facilities and has good road access to Peterborough via the A16 and onwards fast train journeys are then available to London's Kings Cross (within 50 minutes). Spalding Train station, which is within short walking distance from the property also connects to Peterborough to the south and Doncaster to the north.

## ACCOMMODATION

### FRONT RETAIL AREA:

12.32m x 3.46m (max) (40m<sup>2</sup>), with window display area. Carpet flooring, over door heater, fluorescent lighting, night storage heater. Meter cupboard and Fire Alarm panel. Alcove with lighting.

Fire door leading to;

### REAR LOBBY AREA:

3.62m x 2.25m (max). Carpet flooring, fluorescent lighting, night storage heater, door leading to understairs cupboard. Dumbwaiter/lift.

Staircase leading to first floor landing.

### KITCHEN:

3.72m x 2.07m. Stainless steel sink and drainer with cupboard beneath. Tile flooring, fluorescent lighting, fan heater, metal security bars to window. Fire alarm call point.

## FIRST FLOOR

### LANDING AREA:

Carpet flooring, fluorescent light, night storage heater. Smoke Detector. Dumbwaiter. Access to loft. Understairs storage area.

**WC:**

WC, wash hand basin with hot water heater. Vinyl flooring.

**MIDDLE ROOM:**

3.69m x 3.25m (max). Carpet flooring, fluorescent light, night storage heater.

**STORE FRONT ROOM:**

5.91m x 3.46m. Carpet flooring, fluorescent light, night storage heater.

**STAIRS TO SECOND FLOOR****FRONT ROOM:**

5.21m x 3.50m (max). Two arch windows. Carpet flooring, fluorescent light, night storage heater. Built in cupboard.

**REAR ROOM:**

3.66m x 3.28m. Carpet flooring, fluorescent light, night storage heater

**OUTSIDE YARD:**

Outside space for bin storage area. Steps up to gate with access leading to Chapel Lane. Separate outside store, outside light and tap.

**Details of Tenancy**

The whole property is Let under a lease dated 1st December 2021 and is 'contracted out' under the Security of Tenure Provisions of the 1954 Landlord and Tenant Act Part II. The current passing rent is £9,950 per annum, paid every 25<sup>th</sup> March, 24<sup>th</sup> June, 29<sup>th</sup> September and 25<sup>th</sup> December in each year of the term. The lease term is for 5 years with a break clause at the end of Year 3, subject to a minimum of 6 months prior written notice. The annual Buildings Insurance is reimbursed by the Tenant to the Landlord upon demand.

**Repairs**

The Tenant is responsible for the internal repairs and decorations to the shop interior and exterior including the glass to front window/door. The Landlord is responsible for the main structure of the building including the roof.

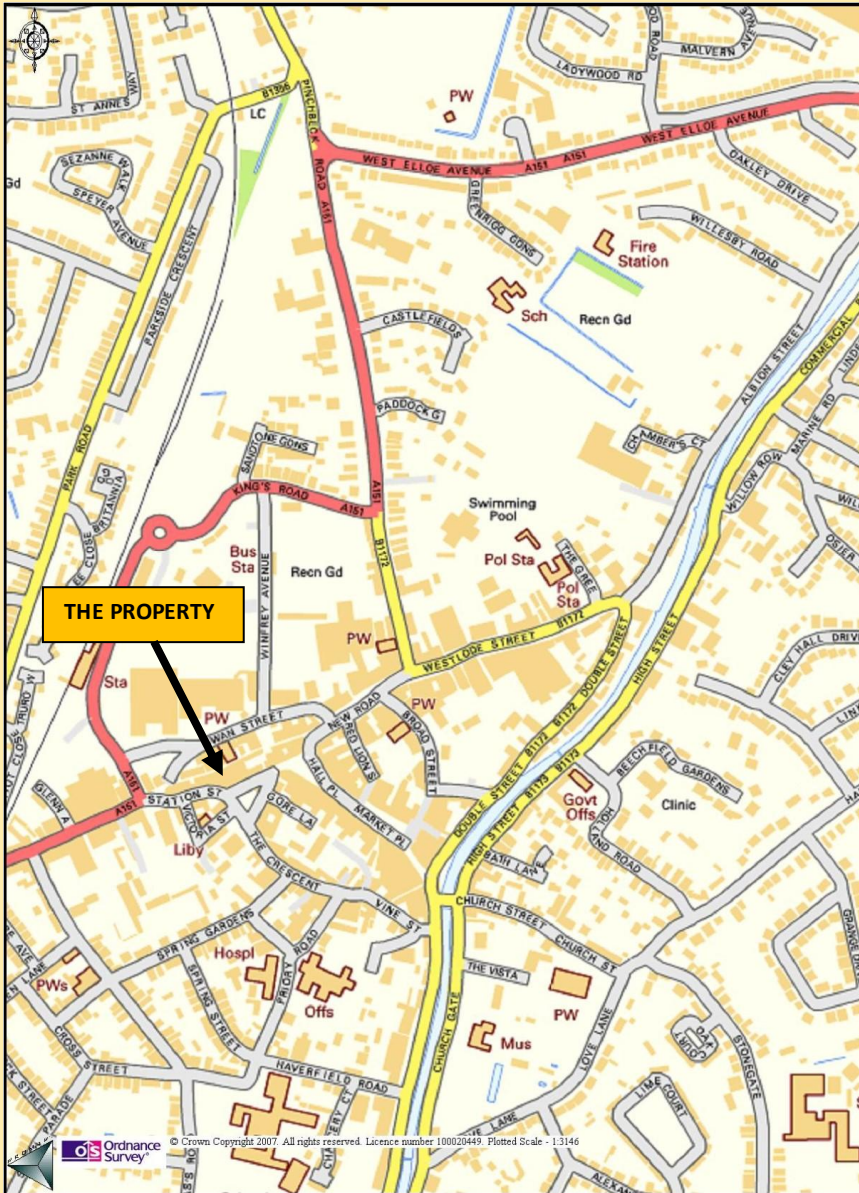
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**TENURE:** The tenure of the property is Freehold, subject to the ongoing lease.

**SERVICES:** Mains electricity, water and drainage are all available. Electric night store heaters are located through the property.  
There is no mains gas presently connected.  
None of the services and heating system have been checked. Interested parties are recommended to investigate the availability and cost of providing such services as they require together with the testing of any services or heating systems.  
No warranty whatsoever is given with regard to services and heating.

**PLANNING:** Full Planning Consent for conversion of the upper floors to residential accommodation, together with associated works to provide a WC facilities on the ground floor - Reference H16-1020-23, was granted subject to conditions, dated 11<sup>th</sup> January 2024. The purchaser will be required to comply with all the Conditions of the granted Planning Consent and will be responsible for all costs in connection with doing so. Copies of the planning documents are available from the Agent's Spalding Office or alternatively a copy can be downloaded from South Holland District Council's website at [www.sholland.gov.uk](http://www.sholland.gov.uk).





**TENURE** Freehold – Subject to existing lease.

**SERVICES** Electric, water and mains drainage.

**LOCAL AUTHORITIES**

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

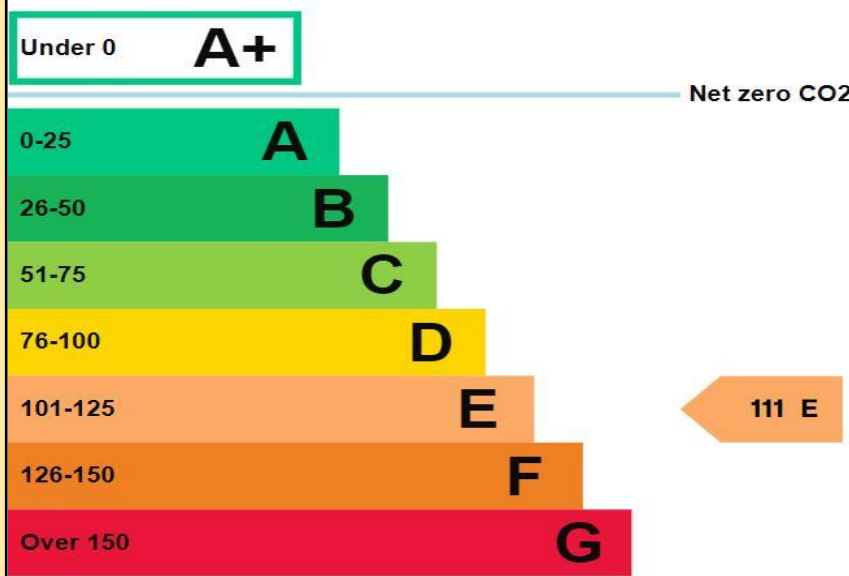
Anglian Water Customer Services  
 PO Box 10642, Harlow, Essex, CM20 9HA  
 CALL: 08457 919155

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

**PARTICULARS CONTENT**

R. Longstaff & Co LLP, their dients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their dient(s) or otherwise. All areas, measurements or distances are approximate. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

This property's current energy rating is E.



**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.

**Ref: S11323**

**ADDRESS**

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**CONTACT**

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