

01733 897722

eddisons.com

FORMER DENTAL PRACTICE – FOR SALE

**Eddisons**

Incorporating Barker Storey Matthews



**9 THE CRESCENT, SPALDING, LINCOLNSHIRE PE11 1AE**

**£200,000**

**166.02 sq m (1,788 sq ft)**

- Fully fitted former Dental Surgery
- Town Centre location
- Equipment available by separate negotiation
- Suitable for alternative uses (STP)



## LOCATION

The property is located on The Crescent, opposite its junction with Spring Gardens, within Spalding town centre. The central retail area is immediately to the north of the property and there are various surface car parks as well as on street parking in the immediate area.

Surrounding uses are predominantly mixed residential and commercial with retail, office and food and beverage uses nearby.

Spalding is an established market town located in South Lincolnshire with a resident population in the region of 30,500 people (2021 Census). It is approximately 12 miles to the south of Boston, 19 miles to the north of Peterborough and 27 miles to the east of Stamford.

## DESCRIPTION

Originally built as a single dwelling, the property comprises a mid-terraced building of three storey solid brick construction (plus basement) under pitched slate tiled roofs.

Formerly used as a dental surgery, the property provides two clinical surgery rooms, waiting rooms, reception area, staff welfare areas, an x-ray and decontamination room, WC facilities and clinician areas. The top floor of the property was formerly used as office / storage space. The basement area has not been inspected by the disposing agents.

The property remains fully fitted and all equipment can be purchased by separate negotiation if required.

## ACCOMMODATION

Ground floor -	83.40 sq m	(898 sq ft)
First floor -	50.96 sq m	(549 sq ft)
Second floor -	31.66 sq m	(341 sq ft)
<b>Total -</b>	<b>166.02 sq m</b>	<b>(1788 sq ft)</b>

All areas are approximate and stated on a Net Internal Area basis.

## PRICE

The property is available freehold with vacant possession on completion at a price of £200,000.

Dental equipment, furnishings and fixtures and fittings available by separate negotiation if required.

## BUSINESS RATES

The property has a Rateable Value of £7,800. This means that for qualifying occupiers (being an occupier for which this is its only commercial premises) **100% Small Business Rates Relief is available**. For non-qualifying occupiers business rates are normally paid at 49.9 pence in the pound on the Rateable Value. Interested parties are encouraged to confirm the rates payable figure with South Holland District Council.

## SERVICES

Mains water, electricity, gas and drainage are believed to be connected to the premises. No warranties can be given or implied as to their capacities or current status.

## LEGAL COSTS

Each party to bear its own legal costs in connection with this matter.

## EPC

The property has an EPC rating of E (112). A copy of the certificate is available upon request.

## PLANNING

The property has consent for use as a Dental Clinic. The property is considered suitable for a range of alternative uses, subject to any necessary planning consents being obtained.

## LISTED STATUS

The property is not listed but is situated within a Conservation Area.

## VIEWING

Strictly by appointment with the sole agents:-

**Eddisons**  
incorporating **Barker Storey Matthews**

Julian Welch  
01733 556496  
Julian.welch@eddisons.com

801.1210384  
240613

For more information, visit [eddisons.com](http://eddisons.com)  
T: 01733 897722

### Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

**Eddisons**

Incorporating **Barker Storey Matthews**





For more information, visit [eddisons.com](http://eddisons.com)  
T: 01733 897722

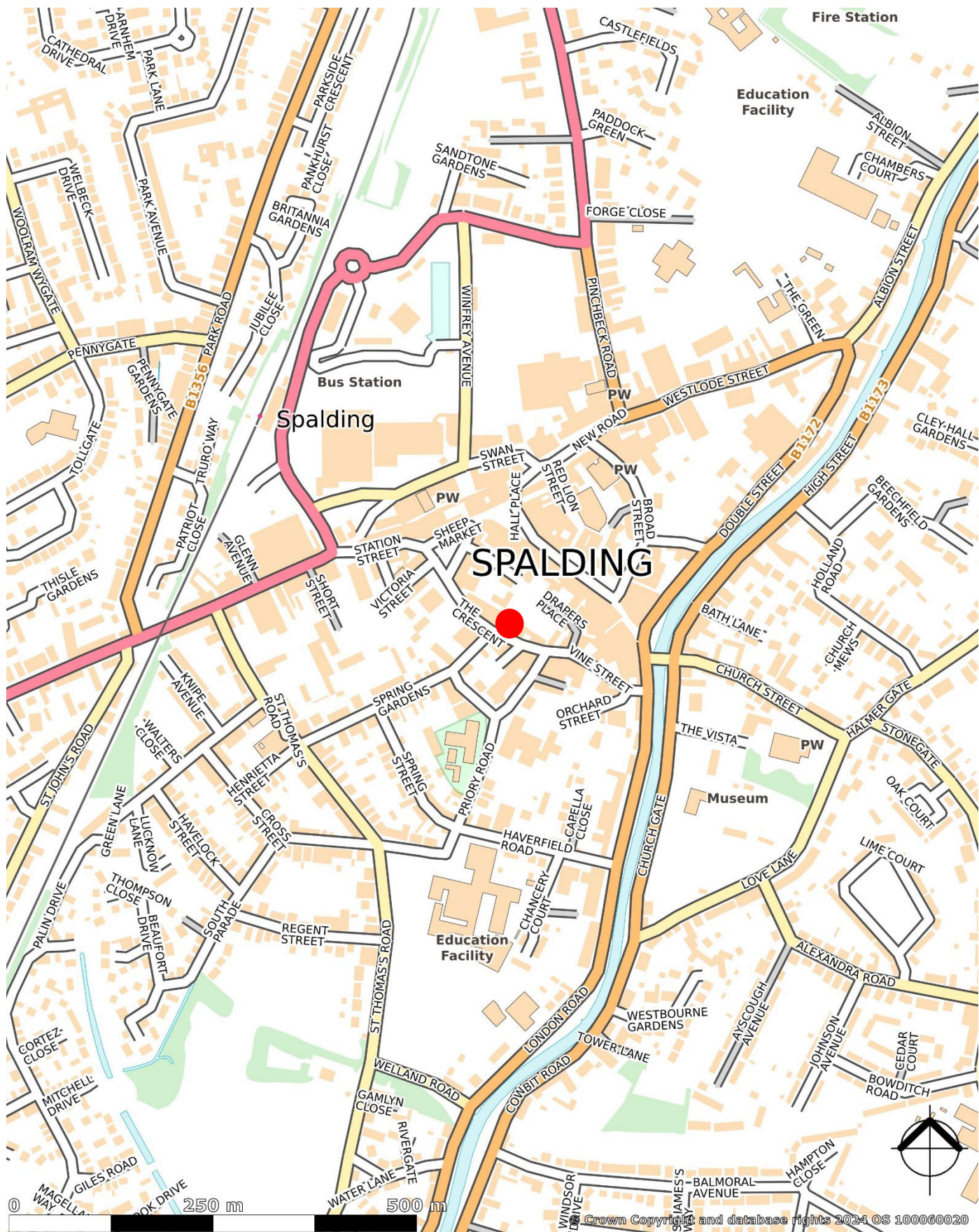
#### Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

# Eddisons

Incorporating Barker Storey Matthews





For more information, visit [eddisons.com](http://eddisons.com)  
 T: 01733 897722

**Eddisons**

Incorporating Barker Storey Matthews

**Important Information**

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.





For more information, visit [eddisons.com](http://eddisons.com)  
 T: 01733 897722

**Eddisons**

Incorporating Barker Storey Matthews

**Important Information**

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.