



Fenland House Market Place, Long Sutton Spalding PE12 9JA

welcome to

Fenland House Market Place, Long Sutton Spalding

Rare opportunity to purchase a building with downstairs offices and a first floor flat above. Fenland House is situated in the market town of Long Sutton. With 3 separate offices and a 5 bedroom flat above this is an ideal investment opportunity. Call the team to find out more information.



Office

12' 9" x 9' 6" (3.89m x 2.90m)
having window to rear.

Side Office

12' 7" x 12' 9" (3.84m x 3.89m)
having window to front.

Rear Office

13' 11" x 9' (4.24m x 2.74m)

Reception Area

26' 6" x 19' 8" (8.08m x 5.99m)
having 2 storage cupboards and window to front.
Cellar beneath having 4 rooms.

Office Kitchen

having units at base level, worktops over, tiled splashbacks and window.

Cellar

having his and her toilets with sinks.

Outbuildings

having 2 outside brick storage buildings.

1st Floor Flat**Lounge**

17' 9" x 12' 10" (5.41m x 3.91m)
having attractive fireplace with gas fire inset.

Kitchen

11' 10" x 9' (3.61m x 2.74m)
having range of units at wall and base level, worktops with stainless steel sink. Space for fridge, dishwasher and cooker. Door leading to stairs giving access to court yard.

Cloakroom

having low level WC and sink.

Bedroom 1

17' x 12' 6" (5.18m x 3.81m)
having 2 storage cupboards and 2 windows to front.

Bedroom 2

14' 6" x 12' 11" (4.42m x 3.94m)
having 2 windows to front, door to staircase giving access to bedroom 5.

Bedroom 3

13' 4" x 9' 10" (4.06m x 3.00m)
having built-in storage cupboard and window to rear.

Bedroom 4

14' 10" x 12' 6" (4.52m x 3.81m)
having storage cupboard and 2 windows to front.

Bedroom 5

10' 10" x 15' (3.30m x 4.57m)
having staircase, hot water tank and dormer style window to rear.

Bathroom

having bath, low level WC and pedestal wash hand basin. Heated towel rail, storage cupboard and window to rear.

Conditions Of Sale

The Conditions of Sale will be deposited at the offices of the auctioneers and vendor's solicitors seven days prior to sale and the purchaser shall be deemed to have knowledge of the same whether inspected or not. Any questions relating to them must be raised prior to the auction. Prospective purchasers are advised to check with the auctioneers before the sale that the property is neither sold nor withdrawn. The purchaser will also be deemed to have read and understood the auction conduct notes printed within the sale catalogue.

Note

The auctioneers offer four ways to bid including internet, telephone, proxy, and live room bidding. Prospective purchasers will need to register to bid and pay a holding deposit before the sale commences by registering at Barnard Marcus Auctions website. We do not take credit card or cash deposits. The sale of each lot is subject to a documentation charge of £1,500 (including vat)

payable on the fall of the hammer.
Guidance notes are set out in the catalogue in relation to auction lots, particularly from a purchasing perspective.

Agents Note

part of the building is Grade II listed.



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Fenland House Market Place, Long Sutton Spalding

- GUIDE PRICE £300,000
- AUCTION TO BE HELD ON 21ST MAY
- GRADE II LISTED BUILDING WITH OFFICES WITH FIRST FLOOR 5 BEDROOM FLAT
- TOWN CENTRE LOCATION
-

Tenure: Freehold EPC Rating: D

guide price

£300,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LST106397 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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