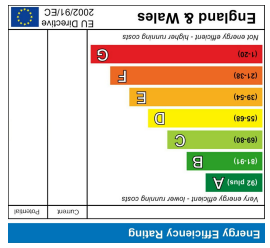


Disclaimer: Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



Energy Efficiency Graph

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



Area Map

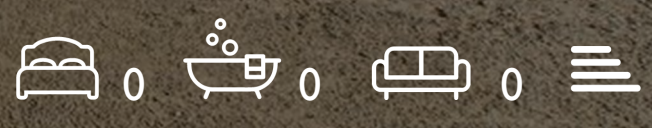


Floor Plan



3-11 Park Lane
Surfleet, Spalding, PE11 4AF

Guide Price £300,000 - Freehold , Tax Band -



3-11 Park Lane

Surfleet, Spalding, PE11 4AF

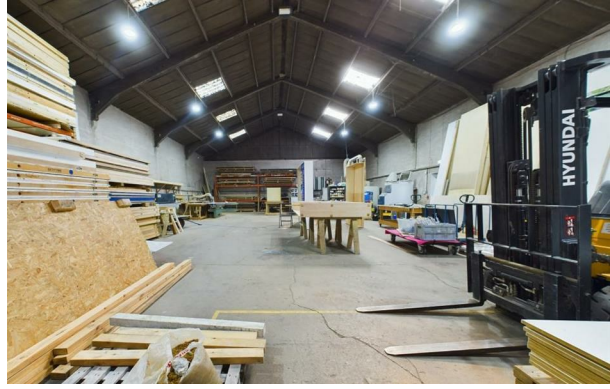
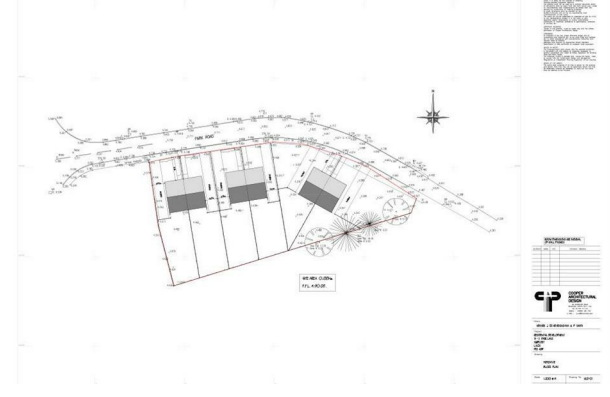
Offered to the market with NO FORWARD CHAIN, sold with Vacant Possession with a GUIDE PRICE of £300,000-£325,000.

City & County Estate agents are pleased to market this rare opportunity to purchase a large warehouse with a car park located in the desirable location of Surfleet. Currently the property has been in use as a commercial site for a number of years, including most recently storage and ancillary facilities. Located conveniently South side of Park Lane within less than 100m from the bridge over the River Glen and close to the centre of Surfleet. Surfleet is only 1.5 miles north of Pinchbeck which offers local shopping facilities and amenities. Spalding town centre is approximately 3.5 miles to the south which offers more extensive retail, banking, sporting and leisure facilities.

The site has been granted planning consent for a residential development by South Holland District Council under Planning Application Reference No: H17-0537-16, subject to various planning conditions. Details of the planning consent are also available for us to email over to you.

This site would be ideal for a developer looking to build a residential site or someone looking to take on a going concern as the property can be bought with tenants in situ or can be re-let. The warehouse is ideal for storage, workshops, offices and more. Please call the office to enquire further.

Entrance Hall 28'11" x 3'1"



WC
5'6" x 2'11"

Office
16'10" x 11'8"

Office
11'0" x 12'0"

WC
4'11" x 2'10"

Utility Room
11'7" x 7'6"

Kitchen
11'0" x 7'5"

Warehouse
90'1" x 43'10"

Storage
5'0" x 4'4"

Storage Room
25'10" x 18'11"

Garage
28'9" x 19'3"

Upstairs:

Storage Room
30'2" x 42'11"

Storage Room
15'5" x 32'1"

CEPC - G
255

Tenure - Freehold

IMPORTANT LEGAL INFORMATION
AWAITING CONFIRMATION

