



# Dozens Bank Spalding

## For sale £20,000 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 £5000 deposit, buildings insurance and £1500 (all with VAT where applicable) towards legal fees must be evidenced, along with funds to invest to bring the property into operation.

#### Measurements

 [info@wlyh.co.uk](mailto:info@wlyh.co.uk)  
01775 888494

23 Westlode St Spalding PE11 2AF


Company No 12243349

PRS No PRS018608

VAT No 336400430

CMP No CMP006662



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**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.