



High Road, Whaplode, Spalding  
PE12 6TG

**BROWN & CO**



## High Road, Whaplode, Spalding, PE12 6TG

Rare freehold residential and commercial opportunity.  
Prominent position with extensive road frontage.  
Established business premises operated for 30+ years  
Spacious residential accommodation with live/work potential.  
Large forecourt with space for approx. 12 vehicles.  
Multiple workshop bays  
Two further commercial units with separate access.  
Flexible multi-building commercial offering  
Well-positioned close to the A16, A17, Spalding and Holbeach.  
Viewings strictly by appointment only



### Description

A rare freehold opportunity to acquire a substantial mixed residential and commercial property occupying a prominent position with significant road frontage and forecourt space. The property offers a versatile combination of spacious residential accommodation together with commercial premises and various potential income streams, creating an exceptional live/work or investment opportunity. The property is brought to the market as part of a retirement sale, following the successful operation of the business for the past 40 years. The business is well established and continues to trade successfully.

### Location

Whaplode is a well-served Lincolnshire village situated within attractive Fenland countryside, offering a pleasant rural setting whilst remaining conveniently positioned for access to nearby towns and transport links. The village benefits from a strong sense of community together with a range of local amenities including a primary school, village hall, and convenient shopping facilities.

The village is situated mostly off High Road (A151) and lies within close proximity to both A16 and A17 transport links. The nearby market towns of Spalding (6 miles) and Holbeach (2 miles) provide a wider range of shopping, leisure and educational amenities, whilst the surrounding road network offers

convenient access across the region.

The area is well known for its open countryside, agricultural heritage and relaxed pace of life, making Whaplode an appealing location for both families and those seeking village living with practical accessibility.

### Services

House:

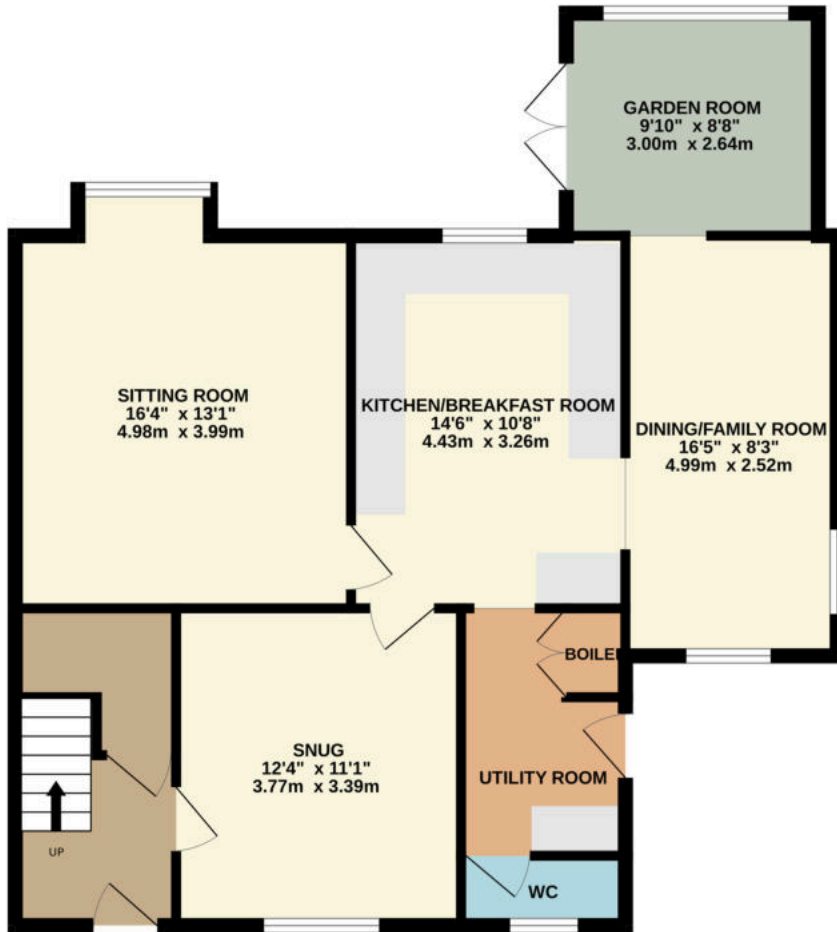
Mains electric, water, drainage

Gas central heating

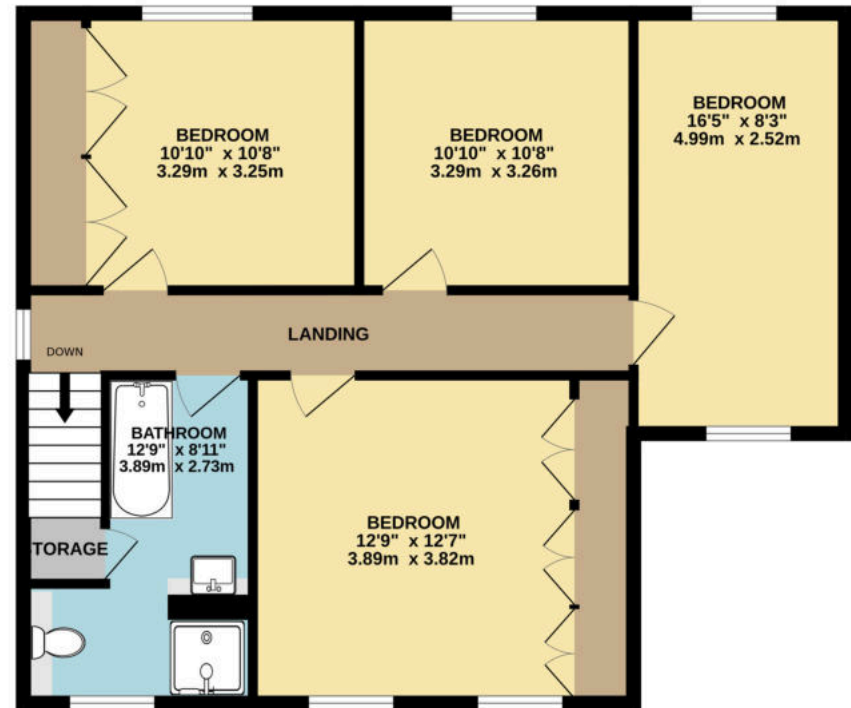
Council tax: C

EPC: C

**GROUND FLOOR**  
870 sq.ft. (80.8 sq.m.) approx.



**1ST FLOOR**  
772 sq.ft. (71.8 sq.m.) approx.



**TOTAL FLOOR AREA : 1642 sq.ft. (152.6 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Commercial Opportunity

The commercial element comprises a link-attached garage of steel portal frame construction with profiled asbestos cement fibre sheet roofing and brick-clad elevations. The garage benefits from a forecourt display area capable of accommodating a minimum of 12 cars, including circulation space to the front and side. Three roller shutter doors provide access into the garage. Internally, the accommodation includes several workshop bays, one fitted out for MOT testing, and dedicated space for motorbike repairs and MOTs. A partitioned office has been created to form a reception area and office.

To the rear, there is a lean-to structure,

tyed to the main building, providing additional storage and W/C facilities. Adjoining the garage is a vacant commercial building (fronting Kirkgate) offering suitable accommodation for light industrial, workshop, storage, or retail uses (STP). This building also benefits from its own roller shutter door access, W/C and can be easily split from the main building. There is a second unit of similar size currently used as a photography studio, which is currently let under an informal agreement at an annual rent of £5,400 pax. The occupier is due to vacate.

The wider configuration offers flexibility and could be readily reinstated to form one large unit if required.

In summary, the commercial elements comprise three separate buildings, two of which are interconnected, all benefiting from sub-metered electrical supplies and water/drainage connections.

Services:

Mains electric, water, drainage

Gas central heating

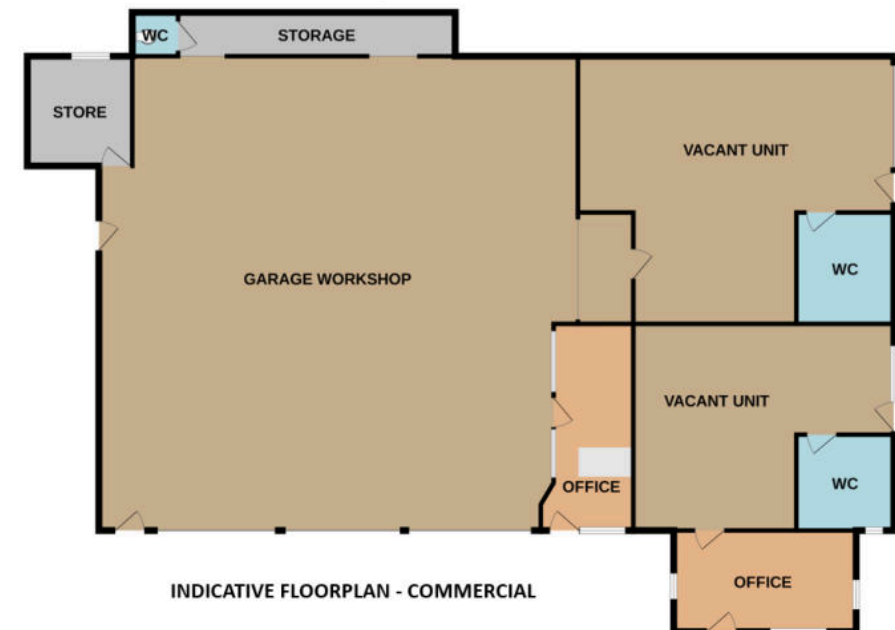
Business rates:

271 High Road rateable value £5,900 (RP: £2548.80).

275 High Road rateable value £2,225 (RP: £961.20)

The property may be eligible for small business rates relief

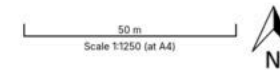
EPC: Instructed, result to be confirmed





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269-275 High Road, Whaplode, Spalding, PE12 6TG



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