

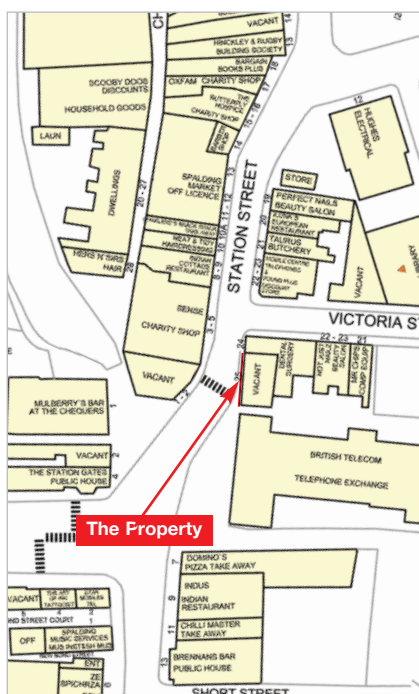
Spalding

25 Station Street (formerly known as 22 Station Street) Lincolnshire PE11 1EB

- Freehold Vacant Former Restaurant
- Town centre location
- VAT is not applicable

Vacant Possession on Completion

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Spalding, with a population of some 30,000, is an attractive Lincolnshire market town located 20 miles north-east of Peterborough and 29 miles west of Kings Lynn. The town benefits from good road communications via the A16 and A151 trunk roads.

The property is situated within the town centre on the south side of Station Street, close to the junction with Victoria Street. To the rear and accessed via Victoria Street is a large pay and display public car park. Occupiers close by include Dominos, Hughes Electrical, Oxfam and Sense amongst others.

Description

The property is arranged on ground and one upper floor and was previously used as a restaurant. The ground floor provides an open area together with lobby and male and female WCs. To the first floor is an open area with a partitioned section that has been previously fitted as a kitchen. There is a staff WC.

The property provides the following accommodation and dimensions:

Gross Frontage	11.5 m	(37' 5")
Net Frontage	7.3 m	(24' 0")
Shop Depth	7.0 m	(23' 0")
Built Depth	7.6 m	(25' 0")
First Floor	65.5 sq m	(706 sq ft)

Tenancy

The entire property is to be offered with VACANT POSSESSION ON COMPLETION.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

Energy Performance Certificate

EPC Rating 98 Band D (Copy available on website).

Viewings

A block viewing date has been arranged. Please e-mail your full contact details to viewings@allstop.co.uk to be received no later than midday on Thursday 21st November for information regarding the date. Photographic identification will be required on the day. In the subject box of your e-mail please ensure that you enter **Lot 76 Spalding**.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor Peter Richardson, Heals LLP. Tel: 0207 822 4000 e-mail: peter.richardson@heals.com