

On the Instruction of TSB Bank

FREEHOLD FOR SALE

6 West Street, Long Sutton, Spalding, PE12 9BN



Location

Long Sutton is a traditional market town which lies in the Lincolnshire Fens, just 6 miles east of Holbeach and 13 miles East of Spalding. In the near vicinity, Co-Operative Food and Boots are located amongst other local retailers.

Description

This property is purpose built, single storey, arranged over ground floor. The ground floor provides a traditional TSB Bank layout, with a foyer, main banking hall, staff offices and toilets.

Accommodation

Ground Floor	99.96 sq m	1,076 sq ft
Total Floor Area	99.96 sq m	1,076 sq ft

Planning

This property currently benefits from A2 (E) use.

Alternative uses may be available subject to the necessary planning consents.

Price

Offers are invited in the region of **£120,000**.

Rates

We are verbally informed by the Local Rating Authority that the current Rateable value of the property is £11,250. The UBR for 2021/2022 is 49.1p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

EPC

This property has an Energy D Rating. Further details are available upon request.

Key Features

- Freehold Property
- Additional staff facilities
- Potential for Redevelopment (STP)

Viewing

By appointment via this office:

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Date of Issue 11/03/2021

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Not to scale.

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