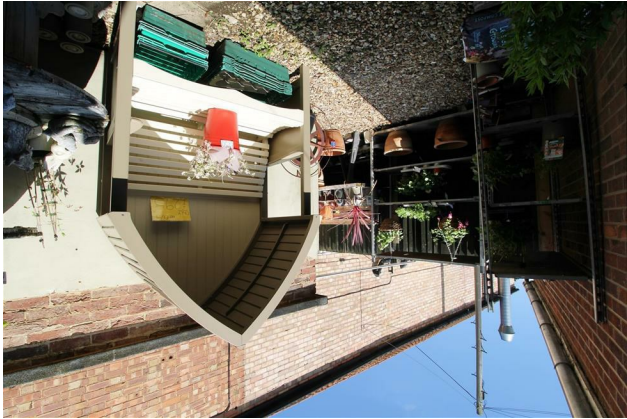




Offers in the region of £89,995 Freehold

48 Market Place, Long Sutton, Lincolnshire, PE12 9JF

A rare opportunity to purchase a lock-up shop/office in a town centre location in the small but busy Market Town of Long Sutton, with views over to St. Mary's Church with its famous wooden spire. The premises currently comprises a downstairs retail space with an enclosed rear courtyard, along with an upstairs store room and a shower room. The town benefits from free on-street parking for 2 hours, meaning visitors can usually park nearby, whilst additional free public car parks are a short walk away. Subject to relevant permissions, there is the potential to convert the building to a 1 bedroom property, or retain the retail space but create a bedsit above.

The small but busy Market Town of Long Sutton has a good range of amenities including Co-Op Store/Post Office, Tesco One-Stop, Boots, Health Centre, Opticians, Library, Ironmongers, Electrical store, Dentists, Hairdressers and various eateries. The market is held every Friday in Market Square. The larger towns of Kings Lynn and Spalding are both approximately 13 miles away and have ongoing coach and rail links direct to London and the North. The North Norfolk coast is just a 45-minute drive. The smaller nearby town of Sutton Bridge also offers a small Marina, a challenging Golf Course along with the Sir Peter Scott Walk

Ground Floor

Shop/Office

19'10" x 14'3" (max) (6.05 x 4.35 (max))

Wooden part-glazed door with electric roller shutter to front. Wooden-framed glazed bay window to front with electric roller shutter. Wooden-framed glazed window to rear. Wooden door to rear. Strip lights and spot lights. 4 x double power points. BT point. Stairs to first floor. Offering potential to convert to a living room and kitchen subject to relevant consent.

First Floor

Ceiling light pendant and loft access over staircase.

Store Room

14'4" (max) 12'11" (min) x 12'4" (4.38 (max) 3.94 (min) x 3.78)

2 x wooden-framed glazed windows to front. Built-in storage cupboard. Strip light. 2 x double power points. Potential for conversion to a bedroom subject to relevant consents.

Shower Room

7'11" x 7'6" (min) (2.42 x 2.30 (min))

Wooden-framed glazed window to rear. Ceiling light pendant. Low-level WC. Wall-mounted hand basin with cold water tap and wall-mounted "Triton" water heater. Shower cubicle with "Gainsborough" electric shower. Dual shaver socket. Convector heater.

Outside

To the rear, a small and fully enclosed courtyard laid to gravel.

Material Information

All material information is given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

Energy Performance Certificate

EPC Rating D. If you would like to view the full EPC, please enquire at our Long Sutton office.

Services

Mains electric, water and drainage are all understood to be installed at this property.

Central heating type - Electric

Mobile Phone Signal

Mobile phone signal coverage can be checked using the following links –

www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker

<https://www.signalchecker.co.uk/>

Broadband Coverage

Broadband coverage can be checked using the following link –

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Flood Risk

This postcode is deemed as very low risk of surface water flooding and low risk of flooding from rivers and the sea. For further information please use the following links - www.gov.uk/check-long-term-flood-risk

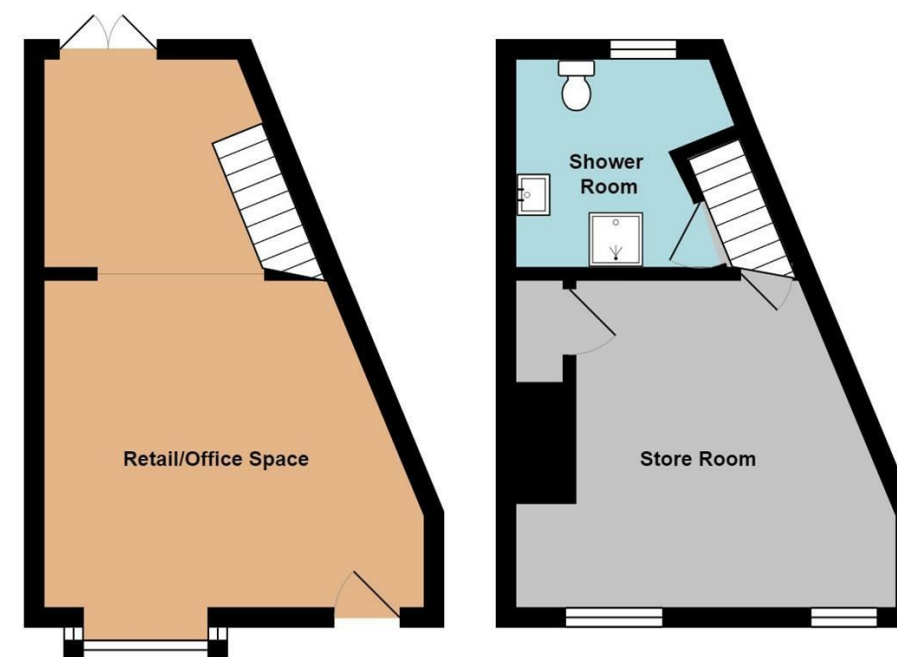
www.gov.uk/request-flooding-history

Directions

From the Geoffrey Collings & Co Long Sutton office, head north-west on High Street/B1359 and turn left onto Market Place. Continue for approximately 410ft where the shop is located on the right-hand side next to Palmers Ale House.

FURTHER INFORMATION and arrangements to view may be obtained from the LONG SUTTON OFFICE of GEOFFREY COLLINGS & CO. Monday to Friday: 9.00am to 5:30pm. Saturday: 9:00am - 1:00pm.

IF YOU HAVE A LOCAL PROPERTY TO SELL THEN PLEASE CONTACT THE LONG SUTTON OFFICE OF GEOFFREY COLLINGS & CO. FOR A FREE MARKETING APPRAISAL.



AGENTS NOTES: These property details are set out as a general outline only and do not constitute any part of an offer or contract. Any Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All Measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10cm and prospective buyers are advised to check these for any particular purpose.