



15 Sheep Market
Spalding PE11 1BE
Offers in the region of £205,000

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Three Storey commercial property For Sale on Sheep Market, a popular spot in the market town of Spalding.

Previously used a building society, this property has planning permission to be converted into a restaurant or eatery and for the first and second floors to be converted into two self contained apartments which will be accessed from the rear.

This building 'currently' comprises of;

Ground Floor- main floor, three separate offices, customer facing area, inner hallway and rear access area.

First Floor- landing, w/c, cloakroom with w/c and an office.

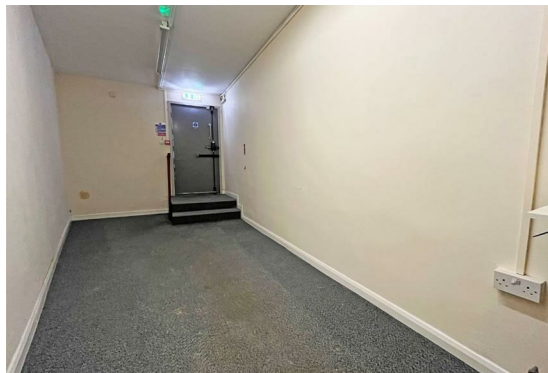
Second Floor- kitchen/staff area, office.

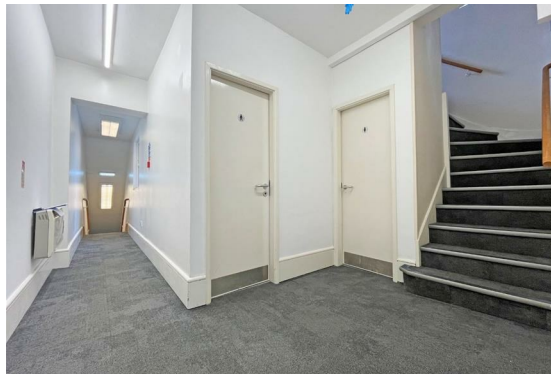
This property currently benefits from front and rear access, chargeable car park to the front and off road parking, positioned just off from the main centre of the town.

Property is currently Let to the Nottingham Building Society until November 2032 (Tenant break clause in November 2027) producing £16,500 P/A. The tenant is prepared to agree terms for an early surrender if required by a purchaser.

All planning and usage related documentation is viewable upon request. This property has planning for business usage E & E(b)

Tenure: Freehold





Ground Floor

Main Floor

14'11" max x 41'4" max (4.57m max x 12.6m max)

Office

8'3" x 6'4" (2.52m x 1.94m)

Customer Area

13'10" x 7'9" (4.22m x 2.38m)
Approximate Measurement

Inner Office

7'9" x 7'7" (2.38m x 2.33m)
Approximate Measurement

Office

12'4" x 8'1" (3.77m x 2.48m)

Office

11'5" x 8'11" (3.49m x 2.72m)

Rear Entrance Area

20'1" max x 9'8" max (6.13m max x 2.95m max)



First Floor

Landing

Office

15'2" x 14'0" (4.63m x 4.29m)

W/C

6'6" x 5'5" (1.99m x 1.66m)

Cloakroom

9'8" max x 5'9" max (2.97m max x 1.77m max)

Second Floor

Kitchen/Staff Area

15'5" max x 13'3" max (4.72m max x 4.04m max)

Office

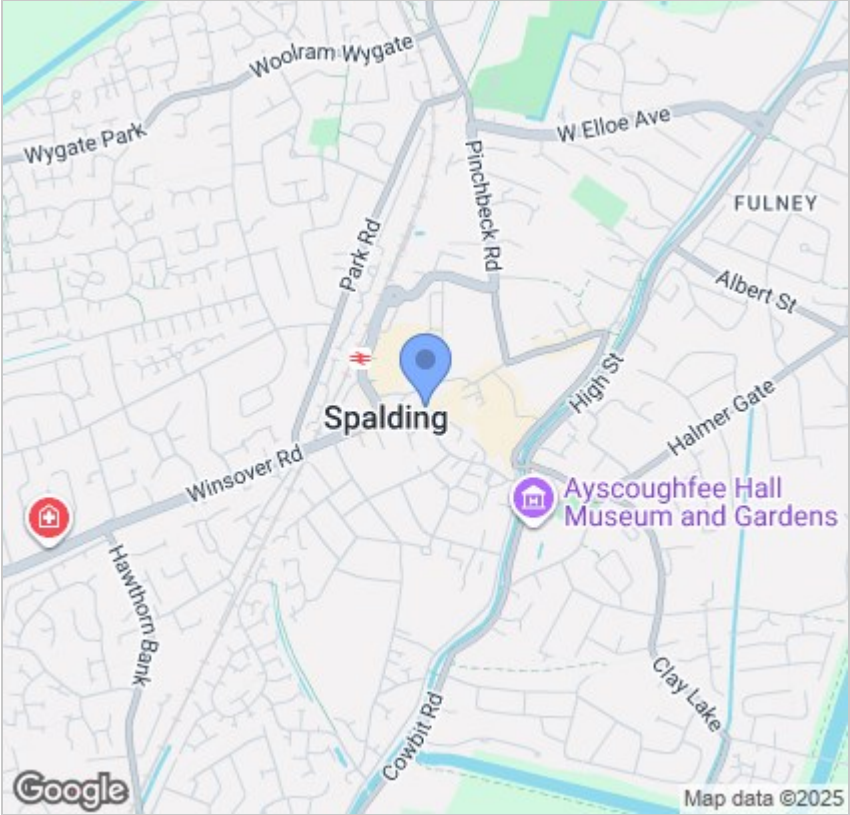
15'5" x 14'4" (4.72m x 4.38m)



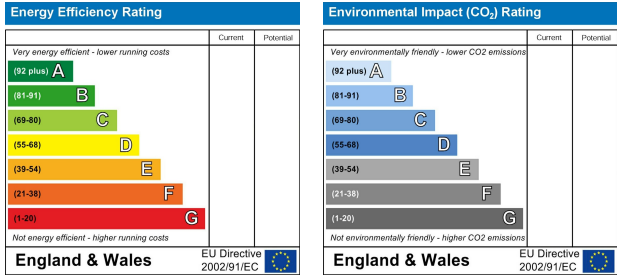
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Peterborough Office on 01733 834727 if you wish to arrange a viewing appointment for this property or require further information.

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