



Restaurants in PE11

The Crescent, Spalding, Spalding,
Lincolnshire, PE11 1AF

£175,000 Starting Bid

Tenure

Freehold

Allocated parking

Property features

- ✓ REDEVELOPMENT POTENTIAL
- ✓ EPC RATING D
- ✓ Prominent location

Description

** Town Centre Restaurant premises - covers for 40 - Property provides accommodation on Ground and First floors, with Basement and Attic Room - Potential for conversion to Residential Use STP - All furniture, fittings and equipment available by separate negotiation **

The property is a semi-detached brick and slate building, and occupies a prominent location in The Crescent adjacent to Spalding Osteopathic Practice. Bookmark and other local independent retailers are also located along The Crescent. The Victoria and Sheep Market car parks are nearby, and Spalding's Market Place and main shopping areas are very close by.

REDEVELOPMENT POTENTIAL

For the last 30 years the property has been used as a Chinese Restaurant by the present owner and their family. The property has an extensive kitchen at the rear, with adjacent dry stores, and further stores at basement level.

The first floor provides WC facilities and further ancillary storage and has a shower-room, and therefore could also be used as a Manager's flat. There is a full staircase to the attic, which is at present only in basic order and is used for further storage.

The building therefore has potential for continued Restaurant use or for conversion to Residential use. Interested parties are advised to make their own enquiries as to what Planning Permission may be required via South Holland District Council - Planning Department on .

PLANNING

The property is in the Spalding Conservation Area.

Gross Frontage: 37' (11.47m)

Internal Width: 18' 1 (5.51m)

Restaurant Depth: 29' 1 (8.87m)

ACCOMMODATION

The property provides accommodation on the ground, first and basement floors and has an attic with the following approximate dimensions and areas:-

Ground Floor:

Restaurant 8.87m max x 5.51m - with Bar/counter, some booth style seating - covers for 40.

Door off to stairwell and basement

Rear Kitchen 5.93m x 3.76m 2 Stainless steel sinks and a hand wash basin.

(Stainless steel 7 burner hob, oven, extractor hood, central preparation area plus other equipment available by separate negotiation)

Store 2.61m x 1.67m (Fridges/Freezers available by separate negotiation)

Lobby 3.16m x 1.67m Gas Combi Boiler

Door to outside

Basement

Drinks store 4.24m x 1.37m

Store 8.65m x 3.73m (Freezers available by separate negotiation)

First Floor:

Ladies WC WC and wash hand basin

Gents WC WC and wash hand basin

Rear room 3.62m x 2.70m

Front room 4.76m x 2.35m

Front room 2.19m x 2.98m

Shower room 1.48m x 2.04m with electric shower, WC and wash hand basin

Staircase to Attic

The property has an enclosed rear yard leading from a side passageway from The Crescent. There is one car parking space in front of the property, but there is no vehicular access to the rear of the property.

Price: Starting Bid £175,000

Property Type: Restaurants

Business Type: Restaurants

Parking: Allocated

Description

The town Centre Restaurant premises - covers for 40 - Property provides accommodation on Ground and First floors, with Basement and Attic Room.



Location

Spalding town centre



Tenure

Freehold - Title Number LL374892



Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on commercial@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment.





The Crescent, Spalding, Spalding, Lincolnshire, PE11 1AF

Contact your local branch today for more information on this property:

11 Millington Road, Hayes, Middlesex, UB3 4AZ, Tel: 0800 500 3196, www.adanestates.co.uk

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