



Retail in PE12

Park Road, Holbeach, Spalding,
Lincolnshire, PE12 7EE

£100,000 Starting Bid

Tenure

Freehold

Driveway parking

Property features

- ✓ Ground and First Floor Retail
- ✓ Prominent Location in the Town
- ✓ Beautifully renovated
- ✓ With Vacant possession

Description

For sale via secure sale online bidding - terms and conditions apply.

Location

Ground and First Floor Retail premises - Prominent Location in the Town, Opposite car park entrance - Beautifully renovated - With Vacant possession **

The property is situated in a good secondary location in the market town of Holbeach, close to the Market Hill crossroads, and opposite the entrance to the car park off Park Road. Nearby neighbours include the Holbeach Medical Centre.

Description

The property is of painted brick and slate construction with large shop front windows and upper floor sliding sash windows. The properties currently have a Hairdresser and beauty use/retail use. The property is in the Holbeach Conservation Area but is not a Listed Building. Public car parking is available opposite the property.

It is considered that the property would be suitable for Retail or Office use, as well as medical or leisure uses (subject to planning consent).

The property has been sympathetically restored and to a high standard, including brick feature walls and exposed beams.

Accommodation

4 Park Road

4 pane window with wooden entrance door to:

MAIN HAIRDRESSING AREA: 8.81m x 7.41m with tile flooring, recessed spotlights, alarm panel (linked for both properties), 4 Hairdressing stations, 3 central back stations. Underfloor heating, and Air conditioning unit.

REAR TREATMENT ROOM: 3.35m x 2.21m Tiled floor, Range of built in units, with wash hand basin.

WC: 1.55m x 2.41m With Low level WC, and wash hand basin. Door to rear shared yard

Spiral stairs Leading to:

FIRST FLOOR: Open galleried area with tiled floor and various workstations.

BEAUTY ROOM: 2.04m x 2.21m base and wall units, worktop.

4a Park Road

Entrance door to:

RETAIL AREA: 7.41m x 4.07m with laminate flooring, fluorescent lights,

KITCHEN: Laminate floor, sink base unit and worktop. Electric Boiler

WC: With Low level WC, and wash hand basin.

Stairs Leading to:

First floor:

Retail area: 7.41m x 4.07m max

Services

Mains Electric, water and drainage. No gas. Underfloor heating and Air conditioning unit in 4 Park Road, Electric boiler in 4a.

Viewing

By appointment with the agents R Longstaff & Co LLP Commercial -

Please note we have not inspected this property.

Price: Starting Bid £100,000

Property Type: Retail

Business Type: Hairdressers

Parking: Driveway

Location

The property is situated in a good secondary location in the market town of Holbeach, close to the Market Hill crossroads, and opposite the entrance to the car park off Park Road. Nearby neighbours include the Holbeach Medical Centre.

Accommodation

4 pane window with wooden entrance door to:

MAIN HAIRDRESSING AREA: 8.81m x 7.41m with tile flooring, recessed spotlights, alarm panel (linked for both properties), 4 Hairdressing stations, 3 central back stations. Underfloor heating, and Air conditioning unit.

REAR TREATMENT ROOM: 3.35m x 2.21m Tiled floor, Range of built in units, with wash hand basin.

WC: 1.55m x 2.41m With Low level WC, and wash hand basin. Door to rear shared yard

Spiral stairs Leading to:

FIRST FLOOR: Open galleried area with tiled floor and various workstations.

BEAUTY ROOM: 2.04m x 2.21m base and wall units, worktop.

4a Park Road

Entrance door to:

RETAIL AREA: 7.41m x 4.07m with laminate flooring, fluorescent lights,

KITCHEN: Laminate floor, sink base unit and worktop. Electric Boiler

WC: With Low level WC, and wash hand basin.

Stairs Leading to:

FIRST FLOOR:

Retail area: 7.41m x 4.07m max

Tenure

Freehold - title LL288733

Rateable Value

4 - Current rateable value (1 April 2026 to present) £6,800

4a - Current rateable value (1 April 2026 to present) £2,800

EPC

4 - Rating B

4a - Rating C

Full reports available on request

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.



Park Road, Holbeach, Spalding, Lincolnshire, PE12 7EE

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

