

6 WEEK COMPLETION



SITUATION

Occupying a prominent position close to the junction with New Road and Westlode Street in the heart of this attractive town which lies just off the A16 some 18 miles north of Peterborough and about 28 miles west of Kings Lynn.

PROPERTY

An impressive **Grade II* Listed Office Building** planned on Ground, First and Second Floors together with Basement Storage. The property includes a **Large Rear Car Park** and benefits from gas central heating (not tested) and an alarm system.

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

Note 1: There may be potential to convert the property to residential use subject to obtaining the necessary consents.

Note 2: There may be potential to obtain a grant from English Heritage for repairs.

Visit: www.english-heritage.org.uk

Note 3: Floor plans available from Auctioneers on request.

**Vacant 7,660 sq ft (GIA)
Offices with
Development Potential**

The Surveyors dealing with this property are
JOHN BARNETT and **NICHOLAS BORD**

ACCOMMODATION

Site Area	Approx 11,185 sq ft
Ground Floor	
11 Rooms, Conservatory, Reception, Kitchen, Ladies & Gents WCs and Hallways	GIA Approx 3,795 sq ft
First Floor	
11 Rooms, Conservatory, Ladies & Gents WCs and Hallways	GIA Approx 2,865 sq ft
Second Floor	
1 Room	GIA Approx 190 sq ft
Basement	
Boiler Room and Store Areas	GIA Approx 810 sq ft
Total	GIA Approx 7,660 sq ft



JOINT AUCTIONEERS
R. Longstaff & Co, 5 New Road, Spalding PE11 1BS
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VENDOR'S SOLICITORS
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