



49 St Thomas's Road, Spalding, PE11 2XT

Ground floor commercial space
and first floor ancillary office
space To Let

Rent £15,000 +vat per annum

Size - 1592 sq ft

- Former veterinary centre
- Ground floor - 807 sq ft
- First floor - 785 sq ft
- All uses considered STP
- Ground and first floor welfare facilities
- On site parking available
- Fully fitted kitchen facilities

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Summary

Available Size -1592 sq ft
Rent - £15,000 +vat per annum
Rateable Value - £9,300
Car Parking - 2 designated spaces
VAT - applicable
Legal Fees - Each party to bear their own costs
GF Commercial EPC Rating - 52C
FF Residential EPC Rating - 74 C

Description

Property

49 St Thomas's Road offers a mixed-use property covering 1,592 sq ft across the ground and first floors. The ground floor is ideally suited for operations such as a veterinary centre, educational centre, Studio space or care facility. The first floor is accessed by a separate entrance and will complement the end use as additional ancillary or office space.

The ground floor features a variety of individual rooms that can be combined to create larger areas and includes a reception area, consultation rooms, kitchenette, and a single welfare facility.

The first floor comprises three office spaces, a bathroom, and a fully fitted kitchen.

Location

Spalding is a market town on the River Welland in the South Holland district of Lincolnshire. The property itself is situated on St Thomas's Rd and set back from the main roadside down a private driveway.

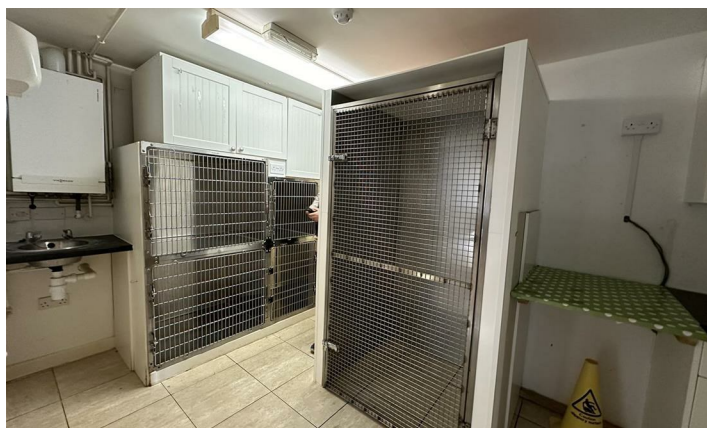
St Thomas Road is a 5 minute walk from the centre of Town

Services

We are advised that all mains services are connected to the property with the exception of gas. These services have not been inspected or tested by the agent.

Viewings

Viewing is strictly by prior appointment with the sole agents P & F Commercial Tel: 01664 431330 or email: office@pandfcommercial.com



Viewing and Further Information

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