



17/17A,B, C, High Street
Long Sutton, Spalding, Lincolnshire, PE12 9DB

£275,000

Details

- For Sale
- Mixed Commercial/Residential Investment
- Ground Floor Vacant Shop
- Ground Floor Flat A
- First Floor Flat B
- Second Floor Flat C
- Fully let Flats
- EPCS, E,C,D





Location



Overview

An excellent opportunity to purchase this mixed commercial and residential investment property situated in a highly prominent high street town centre position.



Location

The property is situated in a highly prominent position on the main high street. Long Sutton is a market town and civil parish in the South Holland district of Lincolnshire.

It lies in The Fens, close to the Wash, 13 miles (21 km) east of Spalding. In 2011 the parish had a population of 4,821.

ACCOMMODATION

The property comprises a mix of ground floor retail shop with ground first and second floor flats in accordance with the plans

Ground Floor shop with large display window with central entrance door, with retail space in 2 rooms, kitchen and WC

Flat A - 1 bed, kitchen and shower room

Flat B - 1 bed, lounge, kitchen and shower room

Flat C - 1 bed, lounge, kitchen and shower room



PLANNING

The property has established use as ground floor retail and residential flats

SERVICES

Mains electricity, water and drainage are connected to the property

TENURE

The property is being sold Freehold with vacant possession on the retail shop and subject to assured shorthold tenancies for the flats

RATEABLE VALUE

The shop has a rateable value of £7900.

Each flat has a council tax band of A



CEPC
Flat A - EPC E

Flat B - EPC C

Flat C - EPC D

Shop - CEPC ordered

LEGAL COSTS

Each party are responsible for their own legal costs

VAT

The price is exclusive of VAT

LOCAL AUTHORITY

South Holland Council

Council Offices

Priory Road

Spalding

Lincolnshire

PE11 2XE

Email: info@sholland.gov.uk

VIEWINGS

Contact Pygott & Crone Commercial

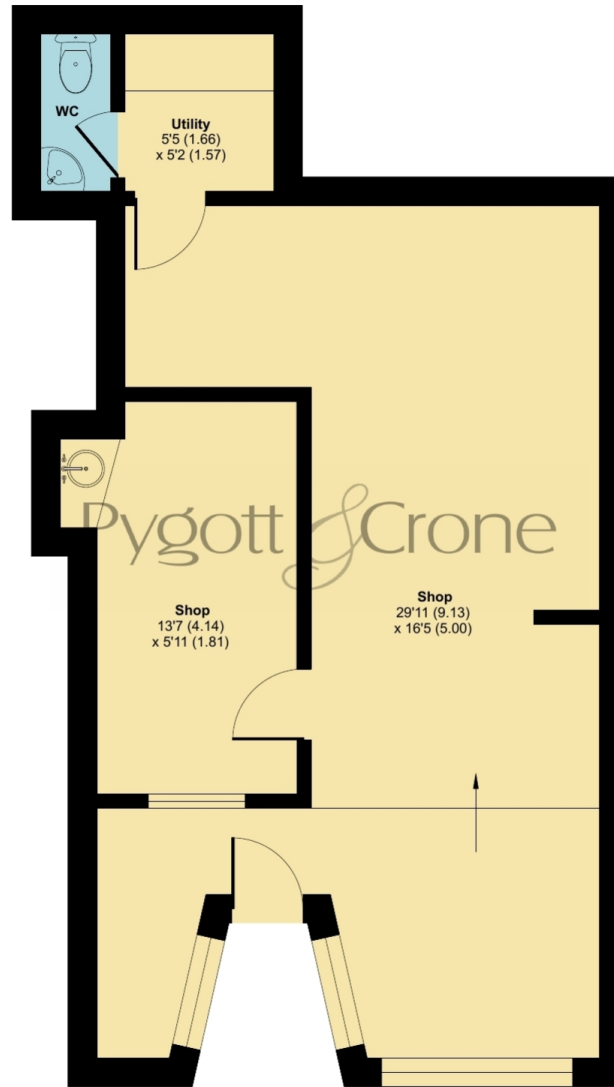
01522 536777



High Street, Long Sutton, Spalding, PE12

Ground Floor Net Internal Area = 508 sq ft / 47.1 sq m

For identification only - Not to scale



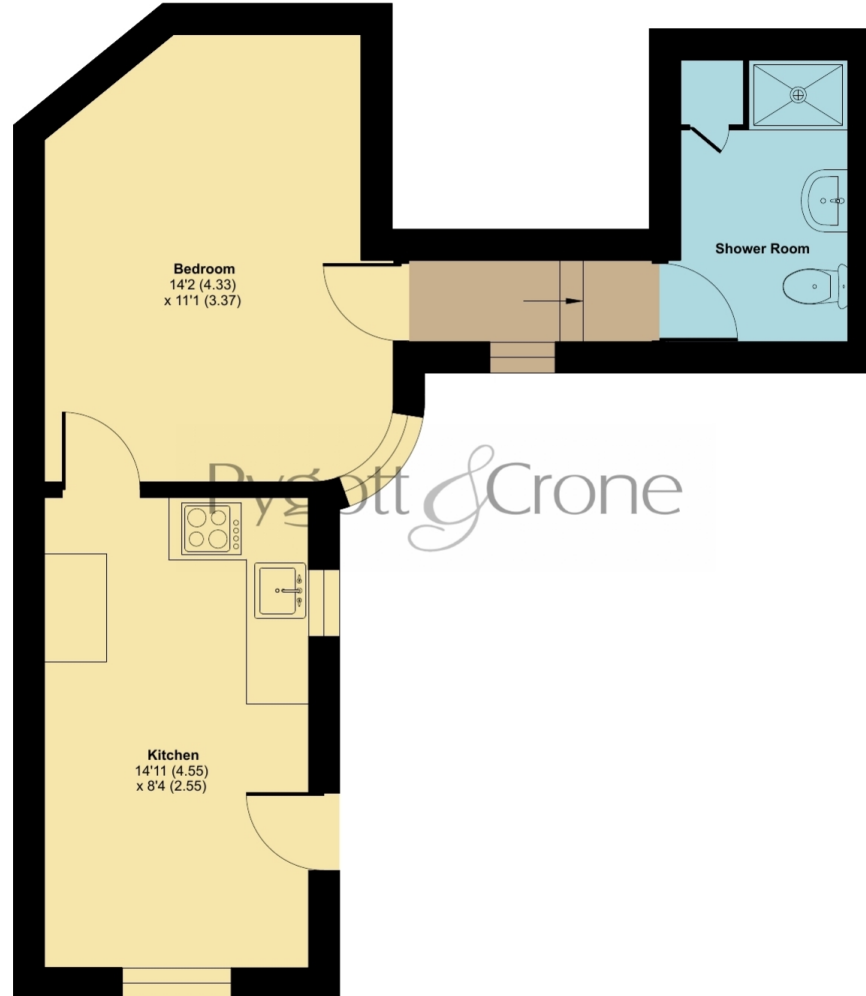
GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS3 Commercial). © nlshecom 2026. Produced for Pygott & Crone. REF: 1465699


High Street, Long Sutton, Spalding, PE12

Ground Floor Net Internal Area = 270 sq ft / 25 sq m

For identification only - Not to scale



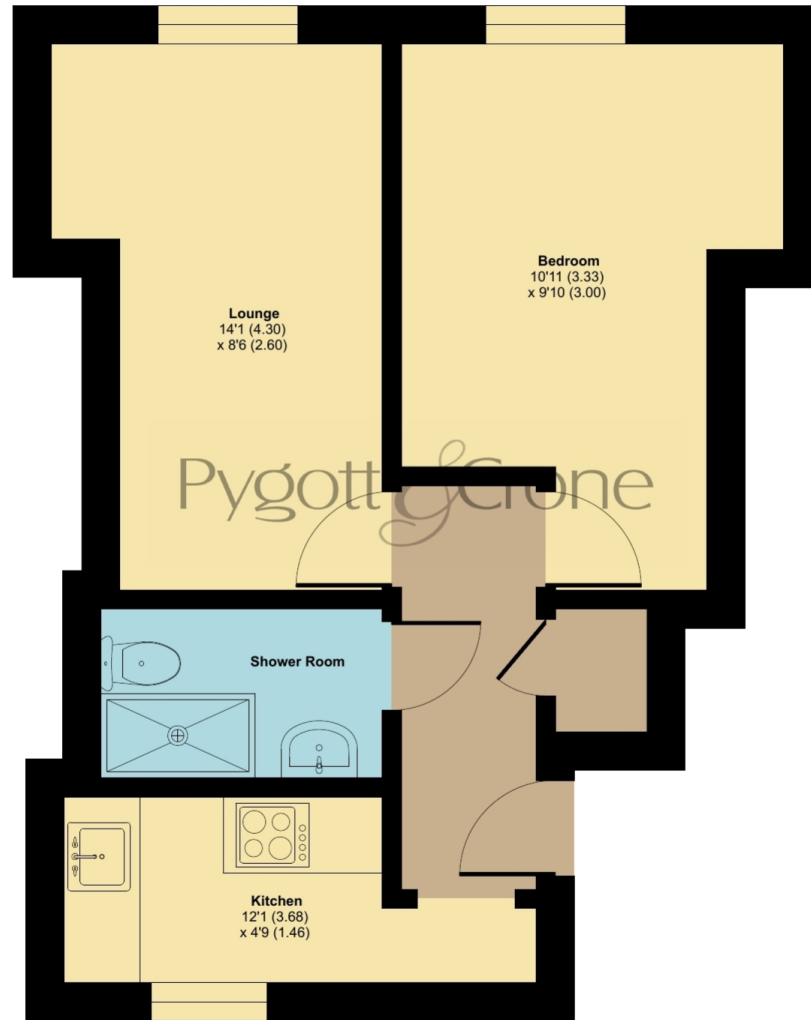
FLAT A

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS3 Commercial). © nchecom 2026. Produced for Pygott & Crone. REF: 1465699

High Street, Long Sutton, Spalding, PE12

Ground Floor Net Internal Area = 265 sq ft / 24.6 sq m

For identification only - Not to scale



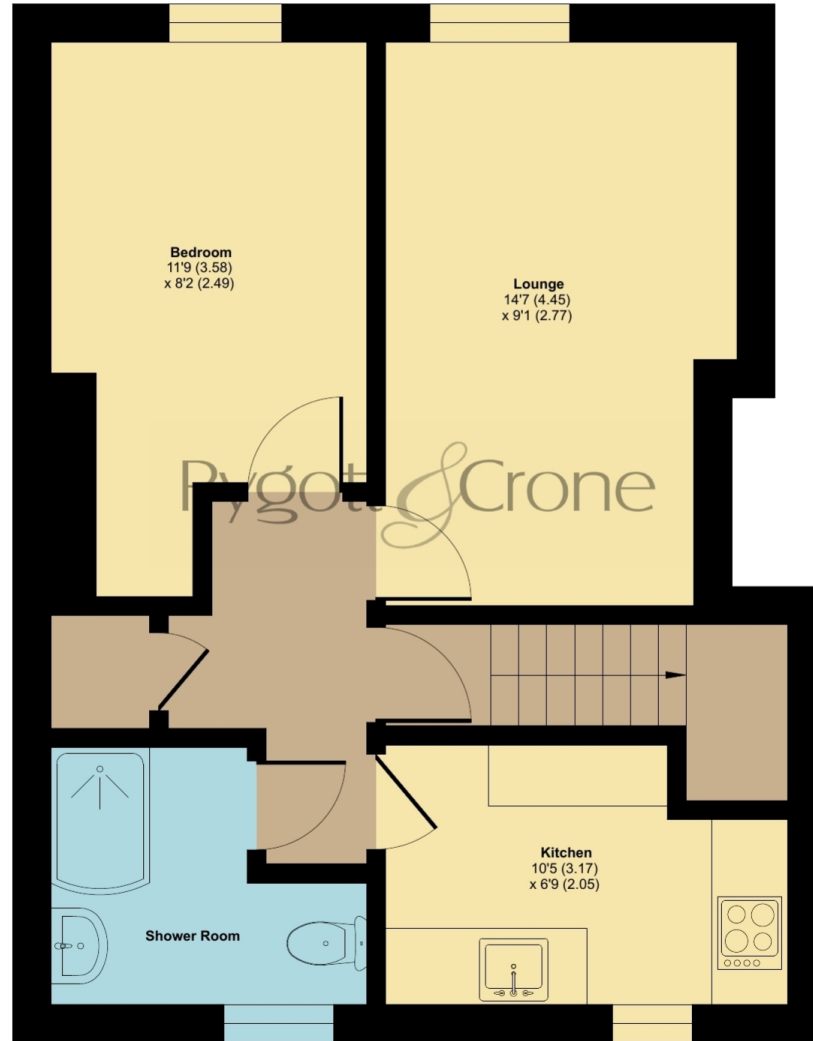
FLAT B

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High Street, Long Sutton, Spalding, PE12

Ground Floor Net Internal Area = 299 sq ft / 27.7 sq m

For identification only - Not to scale



FLAT C

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17/17A,B, C, High Street, Long Sutton
is marketed through our Commercial office

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