



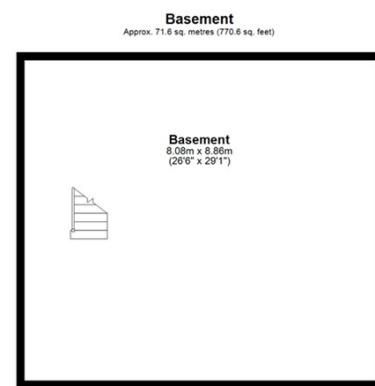
13 & 13A WINSOVER ROAD SPALDING, PE11 1EJ

**£399,000
FREEHOLD**

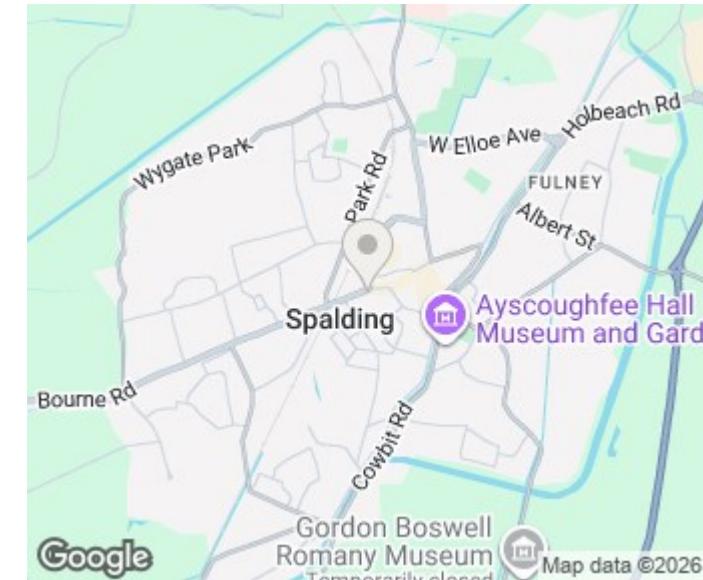
Property is VAT qualifying meaning the list price is £400,000 plus VAT.

13 & 13a Winsover Road, Spalding – A superb mixed-use investment opportunity comprising a spacious commercial premises with expansive frontage, large basement, kitchen and customer toilets, plus four bedrooms, bathroom and kitchen/diner above – ideal for retail, restaurant or rental income. To the rear sits a stunning detached 2/3 bedroom house with modern kitchen, generous lounge/diner, off-road parking, patio and garage, currently rented. Offering multiple income streams in a prime town-centre location, this property is an exciting prospect for investors.





Total area: approx. 326.1 sq. metres (3509.6 sq. feet)
Nikita Winsover Road



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	85
(81-91)	B	
(69-80)	C	
(55-68)	D	57
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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