



Land Off A16 And A151, Off Holbeach Road, Spalding PE12 6EP

Location

The location of the site is situated where the A16 meets the A151 just on the outskirts of Spalding, Lincolnshire. The site is highly visible and is location on a very heavy traffic flow roundabout. The site is close by to Springfield Shopping Outlet, Travelodge Spalding, Springfields JCB Adventure Land for kids, McDonalds Drive Thru, Costa Coffee and Co-Op Supermarket.

Description

The site comprises 1.65 acres of land and has planning permission for two drive thru units, which is suitable for a restaurant and a coffee operator. The site will also benefit from a considerable amount of parking which will cater for both drive thru's. It has been established that the site has access to gas, electric and water provisions – more information can be provided on request.

Unit 1	167 sq m	1,800 sq ft
Unit 2	242 sq m	2,600 sq ft
Total	409 sq m	4,400 sq ft

Tenure

Offers are invited for the benefit of the Freehold interest. The site will be available with Vacant Possession.

Planning

The site has planning consent to build one restaurant drive thru unit and one coffee shop drive thru unit.

A copy of the planning consent can be provided upon request.

Further Details

An EPC has been commissioned and can be arranged upon request.

Unless otherwise stated, each party is to bear its own legal costs, VAT may be applicable, and possession will be available upon completion of legal formalities.

Viewing is strictly by prior appointment with sole agent Davis Coffey Lyons: dcl.co.uk

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