

## Prominent retail premises in Spalding Town Centre

### Ground Floor Sales

311.84m<sup>2</sup> (3,357ft<sup>2</sup>)

- Situated on Spalding's predominant retail pitch
- In close proximity to free car parking (2 hours)
- Prominent glazed frontage
- Suitable for a variety of uses (STP)
- First floor - 143.32m<sup>2</sup> (1,543ft<sup>2</sup>)
- Second floor – 77.55m<sup>2</sup> (834ft<sup>2</sup>)
- Occupiers in the vicinity include Boots, Vision Express, WH Smith and Specsavers
- Quoting rent - £67,500 per annum



**TO LET**



Location



Gallery



Contact



## Location

The subject property is located in Spalding, a market town in South Lincolnshire. Spalding is the largest town in the South Holland District with an approximate residential population of 28,500. Spalding benefits from good communication links being 20 miles north of Peterborough and 28 miles east of Kings Lynn.

The subject property is located on Hall Place, the principal retail parade in Spalding hosting a range of regional and national tenants to include Greggs, Costa, WH Smith and Specsavers.

The property benefits from numerous parking opportunities in the vicinity with available on street parking on New Road with the benefit of two free hours parking.

## Description

The subject property is a three storey mid terrace retail premises of concrete construction. Internally, the property benefits from a relatively open plan ground floor sales area with access via two staircases to the upper floors. Across both ground and first floors the specification is good to include suspended ceiling with recessed fluorescent strip tube lighting and carpet tile flooring, with the second floor providing additional storage space.

## EPC

A copy of the EPC is available upon request.





## Accommodation

The property provides the following approximate areas:

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	311.84	3,357
First Floor	143.32	1,543
Second Floor	77.55	834
<b>Total</b>	<b>532.71</b>	<b>5,734</b>

This information is given for guidance purposes.

## Lease Terms

The property is available to let by way of either an assignment, subletting or on a surrender and regrat basis directly with the landlord. It is currently let on a full repairing and insuring term expiring 21 June 2026.

## Rent

The property is available at a quoting rent of:

**£67,500 per annum**

## Planning

We understand the property falls within **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym. This information is for guidance only and all parties should check themselves with the local planning authority.

**SAT NAV: PE11 1SR**



## Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:

Shop & Premises

Rateable Value (2023): £60,500

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable until 31/03/2025 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.

## VAT

VAT is applicable at the prevailing rate.

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

**Ellis Cullen**

07450 972 111

ellis.cullen@fhp.co.uk

**Alan Pearson**

07876 396 005

alan@fhp.co.uk



**Fisher Hargreaves Proctor Ltd.**

10 Oxford Street  
Nottingham, NG1 5BG

**fhp.co.uk**

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