# **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 77.55m² (834ft²)
- Occupiers in the vicinity include Boots, Vision Express, WH Smith and Specsavers
- Quoting rent £67,500 per annum















Shop To Let: Ground Floor Sales 311.84m<sup>2</sup> (3,357ft<sup>2</sup>)







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.







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#### **Accommodation**

The property provides the following approximate areas:

Floor	m²	ft²
Ground Floor	311.84	3,357
First Floor	143.32	1,543
Second Floor	77.55	834
Total	532.71	5,734

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 regrant 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.

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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

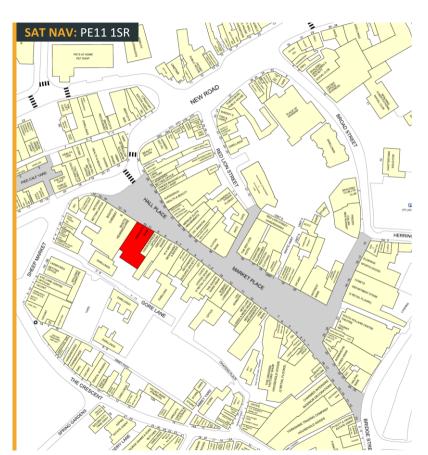
07876 396 005 alan@fhp.co.uk

Fisher Hargreaves Proctor Ltd.

10 Oxford Street Nottingham, NG1 5BG

fhp.co.uk

10/05/2024



Please click here to read our "Property Misdescriptions Act". E&OI