## 01206 577667

# Whybrow

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### **Former Department Store – To let**



# 7 Market Place, Spalding, Lincolnshire, PE11 1SL

Asking Rent: On Application

391-12,483 Sq. Ft (36.3-1159.7 Sq. M)

- Prime Retail Location
- Unit 1 Let to Original Factory Shop
- 5,100 Sq. Ft Ground Floor Sales
- Ancillary First Floor Sales
- Suit Various Uses, STP
- Available as a Whole or Separate

## **Property Details**

#### Location

Spalding is an attractive and historic market town with a resident population of circa 28,500 and is located approximately 20 miles north of Peterborough via the A16 and 28 miles east of Kings Lynn via the A17/A151.

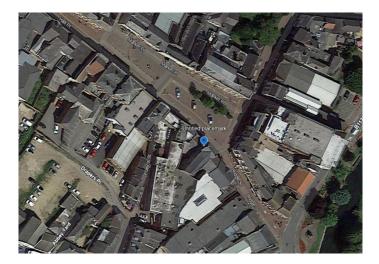
The property is prominently situated in a pedestrianised shopping area in the heart of the town centre, neighbouring occupiers including New Look, Boots, Costa, Bon Marche and M&Co.

#### Description

The property comprises a modern department store built in 2004 and has been sub divided to create two retail units.

The property benefits from carpeting, fluorescent lighting, customer escalators and male/female WC and staff facilities.

To the rear, there is a small service yard and loading area accessed via Drapers Place/Francis Street.



#### **Asking Terms**

The property is available on both a freehold and leasehold basis, in part or as a whole.

New leases will be granted upon full repairing and insuring terms via a service charge as necessary for a term of years to be agreed incorporating periodic upward only rent reviews.

#### **Service Charge**

The property is subject to a service charge. Further details available upon request.

#### Legal Fees

Each party is to bear their own legal costs throughout the course of any transaction.

#### Planning

The property has an established Class E (Retail) use but is considered suitable for a range of other commercial and residential uses, subject to planning.

Interested parties should make their own investigations of South Holland District Council on 01775 761161.

#### **Business Rates**

The property appears in the Valuation List with a Rateable Value of  $\pounds$ 74,500.

#### **Energy Performance Certificate**

The property does not currently have an EPC and is due to be re-assessed.

#### Accommodation

The property benefits from the following Net Internal Areas (NIA):

Unit 2 First Floor Sales First Remote Store Second Remote Store **Total**  5,100 sq. ft 12,483 sq. ft 391 sq. ft 391 sq. ft 18,365 sq. ft (2,361 sq.m)



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## Site Plan and Location

