

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



Ewan Dodds BSc FRICS
ewan.dodds@whybrow.net
01206 577667



Will Moss BSc
William.moss@whybrow.net
01206 577667



Charntelle Goodyear
Charntelle.goodyear@whybrow.net
01206 577667

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Site Plan and Location

