

7 Market Place, Spalding, Lincolnshire, PE11 1SL



## Former Department Store

To Let or For Sale

18,365 Sq Ft (2,361 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 In Parts

## 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.

## Accommodation

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

|                     |  |
|---------------------|--|
| Unit 2              |  |
| First Floor Sales   | 12,483 sq.ft                               |
| First Remote Store  | 391 sq.ft                                  |
| Second Remote Store | 391 sq.ft                                  |
| <b>Total</b>        | <b>18,365 sq.ft</b><br><b>(2,361 sq.m)</b> |

## 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.

Terms upon request.

## 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 £116,000.

## Energy Performance Certificate

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