

EST 1770



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## 20 Market Place, Spalding, Lincolnshire PE11 1SU

**TO LET - Rent £28,500 per annum Plus VAT**

- Ground floor Retail unit in Prime Retail Location
- Shop 180m<sup>2</sup> (1,933 sqft) NIA - 8.85m wide, 20.29m deep
  - Rear areas – 27m<sup>2</sup> (293 sqft)
- Rear storage building with ground and first floors - 86m<sup>2</sup> (924sqft)

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



## LOCATION

The property lies within the Prestigious building '20/21 Market Place', occupying a prime retail location in Spalding town centre adjacent to Natwest Bank. Other multiple retailers in the immediate vicinity include New Look, Greggs, Lloyds Bank, WH Smith, Vodafone, Boots, Santander, Peacocks and Specsavers.

## DESCRIPTION

The property has 2 display windows and a recessed doorway, and until recently has been occupied by Lloyds Pharmacy. The property is at ground floor only, and has ancillary areas and staff kitchen/WC in the rear parts, however there is a further attached storage building at the rear of the main building, with ground and first floor areas.

## PLANNING

The property lies in the primary shopping area of Spalding and is in the Conservation Area. It is expected that E class uses would all be permitted.

## ACCOMMODATION

The main retail area provides accommodation on ground floor only, with the following dimensions: Internal width 29' (8.85m). Depth 66' 6" (20.29m), including some partitioned off parts, including office and kitchen. There are additional ancillary storage areas at the rear.

At the rear of the main building there is an additional attached storage building with ground and first floor areas. Ground Floor 6.02m max x 10.6m . First Floor 2.24m x 2.91m

The property has a pedestrian footpath from the rear building to Crackpool Lane. There is however no rear parking or direct vehicular access to the rear of the property.



**TERMS:** The property is available by way of a new effectively full repairing and insuring lease for a term to be agreed, at a commencing rental of £28,500 per annum plus VAT, subject to 5 yearly upwards only rent reviews.

**RATEABLE VALUE:** We understand from the Valuation Office Agency website that the property has a Business Rates assessment of £35,000 (2023 List). Interested parties are advised to make their own enquiries by contacting the South Holland District Council on 01775 761161.

**LEGAL COSTS:** Each party will be responsible for their own legal costs.

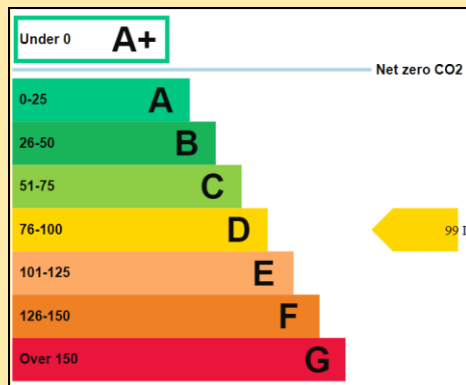
**VIEWING:** Strictly by appointment only with R Longstaff & Co. Commercial Department.







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**SERVICES**

Mains water, electricity and drainage. No gas.

**LOCAL AUTHORITIES**

South Holland District Council  
 Priory Road  
 Spalding  
 PE11 2XE  
 Tel 01775 761161

Anglian Water Customer Services  
 PO Box 10642, Harlow, Essex CM20 9HA  
 Tel 01522 919155

Lincolnshire County Council  
 County Offices, Newland, Lincoln LN1 1XL  
 Tel 01522 552222

**PARTICULARS CONTENT / Ref: S11419 04/24**

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Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

**ADDRESS**

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 Lincolnshire PE11 1BS

**CONTACT**

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