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15/16 Station Street, Spalding, Lincolnshire PE11 1EF

Offers sought in the Region of £195,000 plus VAT

- Retail Investment Property Let
- Ground Floor Retail Unit with First and Second Floor – Let as a whole
 - Good Town Centre location – close to car parks
 - Rear access to Chapel Lane

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



LOCATION

The property is a terraced brick and slate building with timber windows and occupying a prominent location in Station Street.

Heron Foods, Spalding Market and other local independent retailers are also located along Station Street. The Victoria and Sheep Market car parks are nearby, and Spalding's Market Place and main shopping areas are very close by.

INVESTMENT DETAILS

The property is For Sale subject to a recently renewed lease to The Butterfly Hospice Trust, the details of which are as follows:

Term:	5 years from 18th February 2024. The lease is within the security provisions of the Landlord and Tenant Act 1954 Part 11.
Rent:	£12,500 per annum, Plus VAT
Repairs Liability:	Full Repairing and Insuring
Outgoings Business Rates:	Tenants responsible for all
Break Clause:	TBO at end of 3rd year of the term
Buildings Insurance:	Tenant to repay premium to Landlord

PLANNING

The property is in the Spalding Conservation Area.

Retail Area

Width 28'3" (8.62m) max – narrowing to 5.47m
Average Depth 26'8" (8.15m)

The property provides accommodation on the ground, first and second floors and has an Attic with the following approximate dimensions and areas:-

Ground Floor

Shop 8.62m x max 8.15m

Door off to rear stores/stairs

Store 1.41m x 1.73m

Lobby/Stairs

Door to outside yard

First Floor

Ladies WC WC and wash hand basin, Ideal Logic Gas Boiler

Gents WC WC and wash hand basin

Kitchen 1.91m x 2.15m with range of units

Front Office 3.43m x 3.31m

Front Store Room 3.44m x 2.82m

Staircase to

Attic 6.75m x 2.42m – rough storage – open rafters – limited headroom

Stairs to Second Floor

Front Room 2.87m x 3.44m

Front Room 3.46m x 3.06m

The property has an enclosed rear yard with access from Chapel Lane. There is a small outside store.

TERMS The property is available for sale Freehold, Subject to Tenancy

RATEABLE VALUE We understand from the Valuation Office Agency website that the property has a Rating Assessment of £9,400 with effect from 1 April 2023. Interested parties are advised to make their own enquiries as to eligibility for Business Rates relief by contacting South Holland District Council on 01775 761161.

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

VIEWING Strictly by appointment only.



TENURE Freehold, Subject to Tenancy

SERVICES Mains water, gas, electricity and drainage.
Heating is via a Gas Combi boiler to radiators.

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 1YL

PARTICULARS CONTENT/ Ref: S11459

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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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Energy rating and score

This property's energy rating is D.

